



52 North Cliffe Drive, Thornton, Bradford, BD13 3EA

£250,000

- FOUR BEDROOM SEMI DETACHED
- INTEGRAL GARAGE
- DISTANT RURAL VIEWS
- GAS CENTRAL HEATING & UPVC DG
- GROUND FLOOR WC
- TWO STOREY SIDE EXTENSION
- PRIVATE REAR GARDEN
- AN IDEAL FAMILY HOME
- ELEVATED POSITION
- ALARM SYSTEM

52 North Cliffe Drive, Bradford BD13 3EA

**** EXTENDED FOUR BEDROOM SEMI DETACHED ** INTEGRAL GARAGE ** GROUND FLOOR WC & UTILITY ** ELEVATED POSITION WITH OPEN ASPECT **** Bronte Estates are delighted to offer for sale this much loved four bedroom family home in Thornton. Briefly comprising of: Entrance Hall, Lounge with an archway to the Dining Room, Kitchen, Utility Room, WC and access to the integral Garage. To the first floor are four Bedrooms and a family Bathroom. Gardens to the front and rear. Situated close to local schools, village amenities and transport links. Early viewing is advised. This property also comes with the added bonus that the vendor has opted for **PREMIUM CONVEYANCING** to speed up the transaction following offer acceptance.



Council Tax Band: C



Entrance Hall

Stairs lead off to the first floor, door to the lounge and a central heating radiator.

Lounge

13'3 x 12'9

Bay window to the front elevation, feature panelled chimney breast with a fitted gas fire, central heating radiator and an archway to:

Dining Room

8'5 x 7'9

French doors with side windows lead out to the rear garden. Central heating radiator.

Kitchen

7'8 x 7'4

Fitted with a range of base and wall units, splash-back tiling and laminated work surfaces. Integrated electric double oven, halogen hob, stainless steel sink & drainer and plumbing for a dish washer. Useful pantry/storage cupboard, window to the rear elevation and a door to the garage.

Utility & WC

Plumbing for a washing machine, space for a tumble dryer and a fitted work surface, Window to the rear elevation, central heating boiler and a folding door leading to a WC with hand washbasin.

First Floor

Landing area with access to a part boarded loft space and doors off to the bedrooms and bathroom.

Bedroom One

17'4 x 8'6

Windows to both the front and rear elevations and two central heating radiators. Loft hatch to an additional part boarded loft above the extension.

Bedroom Two

10'9 x 10'3

Window to the rear elevation, fitted wardrobes and cupboards plus a central heating radiator.

Bedroom Three

10'3 x 9'8

Window to the front elevation, fitted double

wardrobe with sliding doors and a central heating radiator.

Bedroom Four

6'9 x 6'8

Window to the front elevation, central heating radiator, fitted wardrobe, cupboards and shelving.

Bathroom

Three piece bathroom suite comprising of a panelled bath with shower tap attachment, pedestal washbasin and a low flush WC. Airing cupboard, central heating radiator and a window to the rear elevation.

Garage

17'6 x 8'8

Electric remote control roller door to the front, rear window and an exterior door to the garden. Power, lighting and giving access to the utility and WC.

External

The front of the property is elevated from the roadside. There is a lawn, flowerbeds and a driveway giving access to the garage. To the rear is a private and enclosed garden space with well planted flowerbeds, lawn, mature shrubs, paved patio areas, outside tap and a garden shed.

Energy Performance Certificate to follow

Floor Plan to follow

Premium Conveyancing.

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

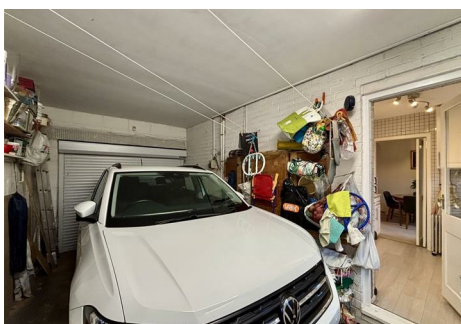
The legal pack includes

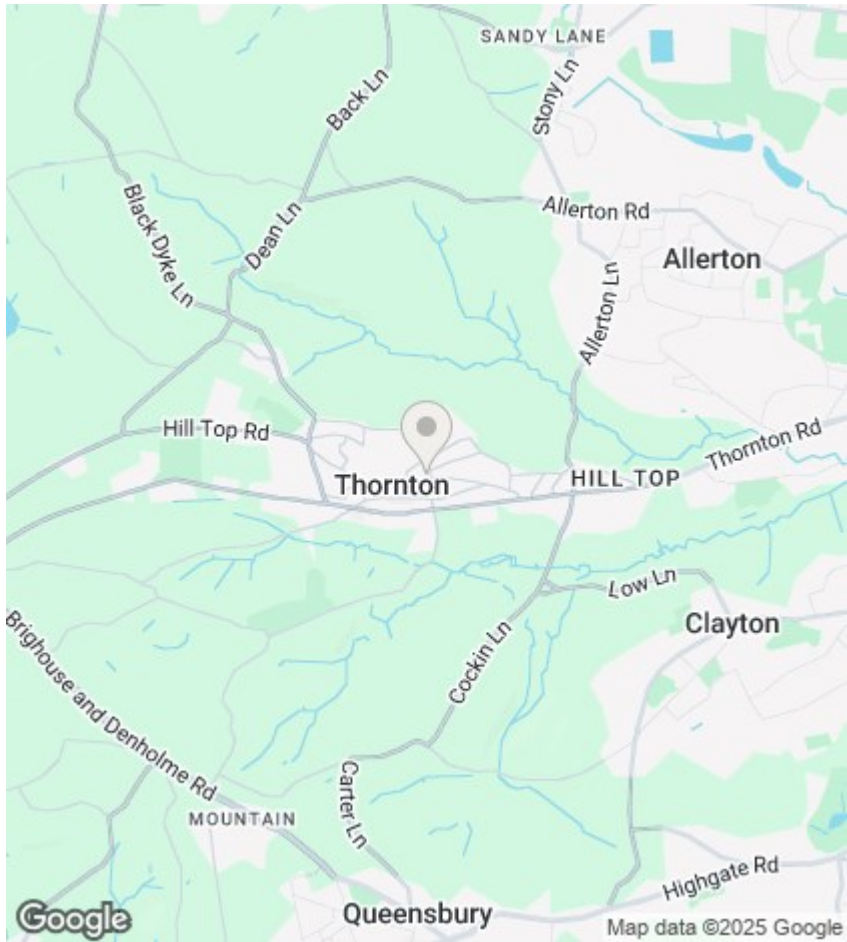
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360

inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

