



## 35 High Street, Thornton, Bradford, BD13 3ES

Offers Over £90,000

- ONE BEDROOM MID-TERRACE
- GARDEN TO THE FRONT
- WELL PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZING
- IDEAL FIRST TIME BUY
- BACK-TO-BACK
- MODERN NEUTRAL DECOR
- GAS CENTRAL HEATING
- VILLAGE LOCATION
- ARRANGE YOUR VIEWING NOW

# 35 High Street, Bradford BD13 3ES

**\*\* ONE BEDROOM MID-TERRACE \*\* BACK-TO-BACK \*\* SUPERBLY PRESENTED \*\* GAS CH & UPVC DG \*\* IDEAL FIRST TIME BUY OR LANDLORD INVESTMENT \*\*** Situated in the heart of Thornton village is this well maintained property enjoying a garden to the front, modern kitchen, shower room and is handily located with bus routes, schools and village amenities just a short walk away. Early viewing is advised. Briefly comprising of: entrance hall, lounge with open plan kitchen area, cellar, a large double bedroom and a modern shower room.



Council Tax Band: A



## **Hall**

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

## **Lounge**

14'9 x 13'7

Window to the front elevation, central heating radiator and being open to:

## **Kitchen Area**

A modern fitted kitchen area with base and wall units, laminated work surfaces, stainless steel sink & drainer and a gas cooker with extractor above. Plumbing for a washing machine and a door to the cellar space.

## **Cellar**

A small keeping cellar providing further storage and access to the old coal store.

## **First Floor**

### **Bedroom**

15'1 x 13'7

A spacious double bedroom with a window to the front, boiler cupboard and two central heating radiators.

### **Shower Room**

A modern shower room comprising of a corner shower cubicle with sliding doors and a mains gas powered shower, corner WC and a washbasin with storage below. Chrome heated towel rail and a window to the front elevation.

### **External**

To the front of the property is a paved patio garden area with stone wall boundary and garden gate.







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>64</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	