



17 Harcourt Avenue, Thornton, Bradford, BD13 3QP

Offers Over £220,000

- THREE BEDROOM SEMI-DETACHED
- LOUNGE WITH BAY WINDOW
- FITTED WARDROBES TO THE MASTER BEDROOM
- SINGLE DETACHED GARAGE
- IDEAL FAMILY SIZE PROPERTY
- DINING KITCHEN & CONSERVATORY
- MODERN HOUSE BATHROOM
- DRIVEWAY PARKING FOR SEVERAL CARS
- LOW MAINTENANCE REAR GARDEN
- GAS CENTRAL HEATING & DOUBLE GLAZING

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**** THREE BEDROOM SEMI-DETACHED ** IDEAL FOR FAMILIES AND FIRST TIME BUYERS ALIKE**
**** MODERN HOUSE BATHROOM ** CONSERVATORY ** PARKING FOR SEVERAL CARS **** This property briefly comprises; entrance hall, lounge, dining kitchen, conservatory, three bedrooms & house bathroom. Externally the property has a lawned garden to the front, driveway parking to the side, single garage & low maintenance rear garden. Located in a popular residential location close to all the local amenities that Thornton Village has to offer. Call Bronte Estates today to be the first to view.



Council Tax Band:



ENTRANCE HALL

External door from the side leading into the entrance hall, with stairs to the first floor and doors through to the lounge & kitchen.

LOUNGE

15'7 x 13'5

Feature fireplace with fitted gas fire, central heating radiator, bay window to the front.

DINING KITCHEN

15'7 x 9'10

Range of fitted base & wall units, sink & drainer with mixer taps, plumbing for a washing machine, double oven with 8 ring gas hob and extractor above, understairs pantry storage cupboard, ceiling spot lights, central heating radiator, window to the side, open through to the conservatory.

CONSERVATORY

9'2 x 9'3

External doors to the side, leading to the rear garden, ceiling spot lights, large radiator, open through to the kitchen.

FIRST FLOOR LANDING

Access to the loft via a drop down ladder, part boarded for storage

BEDROOM ONE

9'5 x 15'08

Two built in wardrobes & matching cupboard housing the central heating boiler, central heating radiator, window to the rear.

BEDROOM TWO

10'0 x 8'11

Laminate flooring, central heating radiator, window to the front.

BEDROOM THREE

9'11 x 6'4

Laminate flooring, central heating radiator, window to the front.

BATHROOM

5'10 x 5'11

Modern three piece bathroom suite comprising; panelled bath with thermostatic rain fall shower & glass shower screen, was basin & WC set in a vanity unit with storage cupboard, part tiled

walls, tiled floor, ceiling spot lights, window to the side.

EXTERIOR

To the front is an open tiered lawn garden. Driveway for multiple cars to the side leading to a single detached garage. There is an enclosed low maintenance garden to the rear with elevated patio seating area and raised flower beds.

SALE READY

Get ready for speedier, smoother and more successful sales with Sale Ready properties!

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.

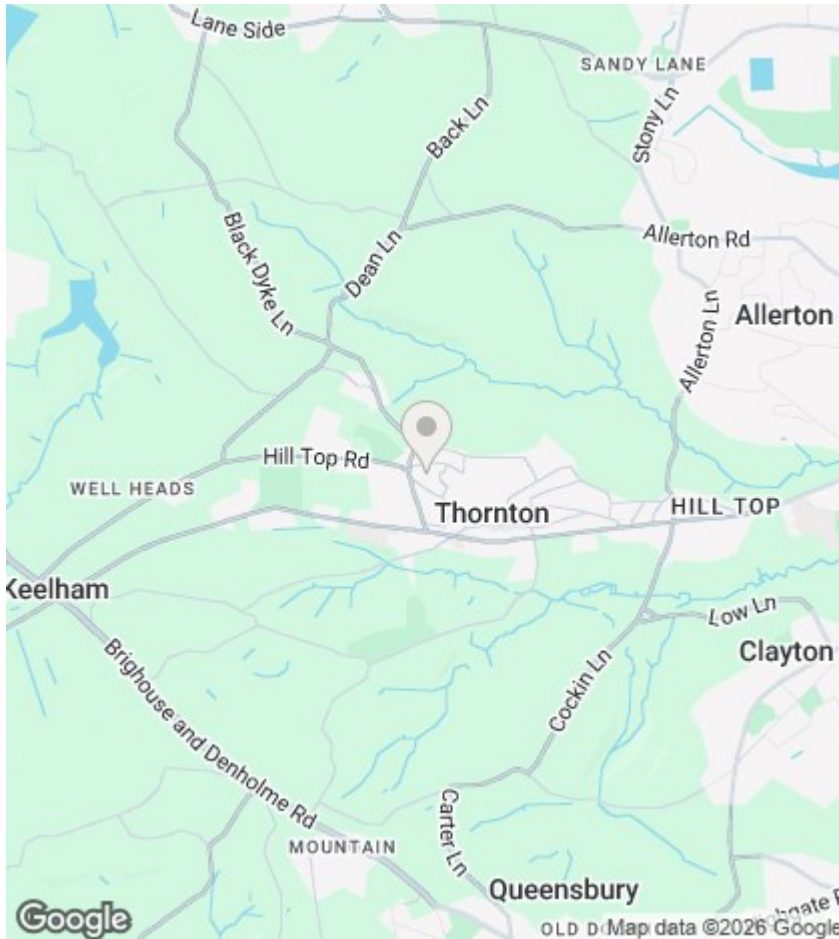
The legal pack includes:

- 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 purchases 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:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

