

# HUNTERS<sup>®</sup>

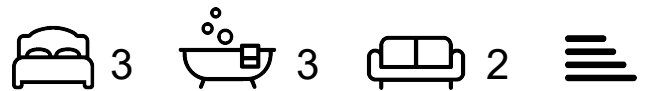
HERE TO GET *you* THERE



## Thornton Road

Thornton, Bradford, BD13 3QB

£1,500 Per Month



Situated within an exclusive gated development, this exceptional three bedroom detached new build home offers spacious and contemporary accommodation finished to a superb specification throughout, ideal for tenants seeking modern living in a prestigious setting.

Accessed via a private driveway and enjoying attractive gardens to the front and side, the property provides excellent kerb appeal along with well-planned accommodation.

The ground floor briefly comprises a welcoming entrance hallway leading through to a spacious living room, perfect for both relaxing and entertaining. The standout feature of the home is the impressive open-plan kitchen and dining area, fitted with a stylish range of units, granite work surfaces and integrated appliances, creating a superb space for modern day living. A contemporary ground floor bathroom completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with modern en suite facilities, together with a stylish family bathroom finished to a high standard.



# Area Map



# Floor Plans



# Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.