



19 Chapel Terrace, Thornton, Bradford, BD13 3JF

Offers Over £78,000

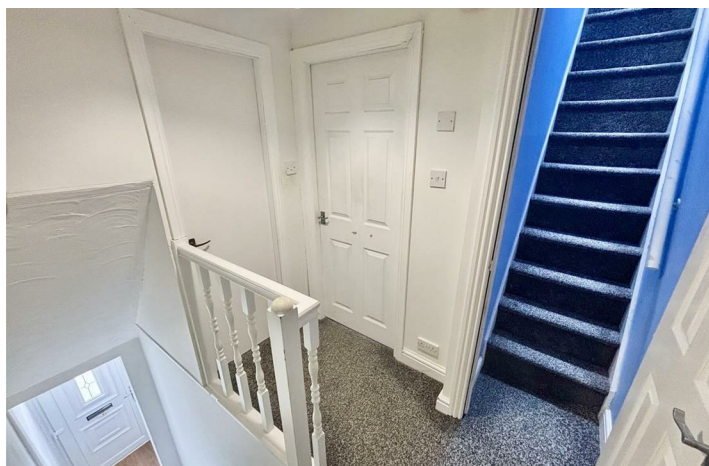
- STONE BUILT MID-TERRACE
- ONE DOUBLE BEDROOM + LOFT ROOM
- GAS CENTRAL HEATING
- IDEAL LANDLORD INVESTMENT
- CUL-DE-SAC LOCATION
- BACK-TO-BACK
- LARGE GARDEN & PARKING
- UPVC DOUBLE GLAZING
- CLOSE TO VILLAGE AMENITIES
- WELL PRESENTED

19 Chapel Terrace, Bradford BD13 3JF

**** MID-TERRACE BACK TO BACK ** ONE BEDROOM + LOFT ROOM ** CLOSE TO VILLAGE AMENITIES ** LARGE GARDEN & PARKING **** Bronte Estates are pleased to list for sale this ideal buy to let investment located in the heart of Thornton village with an array of shops, schools and transport links just a few minutes walk away. Unusually for this location, the house comes with a large garden and off-road parking space. The property also features an open plan lounge/kitchen to the ground floor, first floor double bedroom & bathroom and a second floor loft room with two skylight windows. Further benefitting from gas central heating, UPVC double glazing and 'ready to move in' accommodation, making it an ideal addition to a landlords portfolio. A potential rental yield of over 10% can be achieved based on a monthly rent of £700 PCM. Early viewing is advised.



Council Tax Band: A



Hall

Stairs to the first floor, UPVC entrance door, laminate flooring and a door to the lounge.

Lounge

16'8" x 16'0"

Window to the front elevation, laminate flooring, central heating radiator and a fireplace with an electric fire (not tested).

Kitchen Area

A modern fitted kitchen with a range of base and wall cabinets, wood effect work surfaces and complimentary splash-back tiling. Integrated electric oven, electric hob and extractor, plus plumbing for a washing machine and a stainless steel sink & drainer with mixer tap. USB socket and stairs leading down to the cellar.

Cellar

8'2" x 2'11"

Housing the gas & electric meters and consumer unit. Fitted sump pump.

First Floor

Landing area with doors off to the main bedroom, bathroom and loft room.

Bedroom One

12'1" x 8'10"

Window to the front elevation, central heating radiator and a walk-in wardrobe with fitted clothes rails.

Bathroom

Panelled bath with thermostatic shower over, pedestal washbasin and a low flush WC. Part-tiled walls, chrome heated towel rail, window to the front elevation and fitted storage cupboards, one of which houses the central heating boiler.

Loft Room

14'1" x 6'10"

Two velux roof windows, central heating radiator and access to the eaves storage space. Restricted head height in places.

External

Outside the property is a cobbled road and opposite is a parking area with a fence & gate leading to a large enclosed private garden.

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

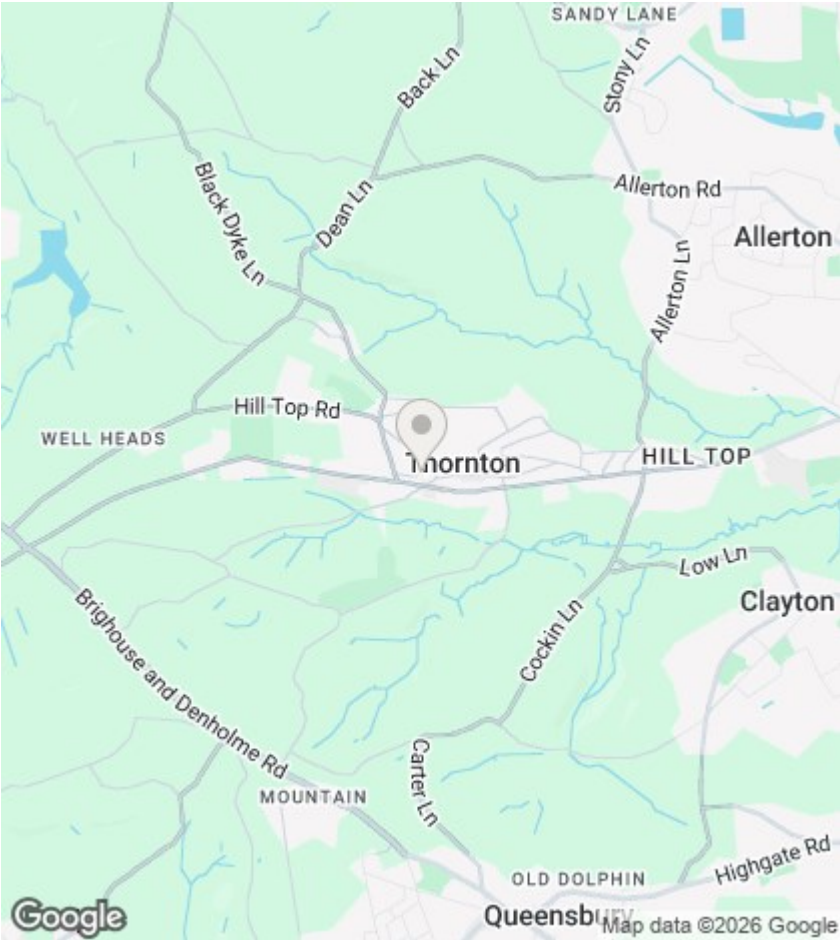
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

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.

PREMIUM CONVEYANCING







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		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC