



675 Thornton Road, Thornton, Bradford, West Yorkshire, BD13 3NW

Offers In Excess Of £215,000

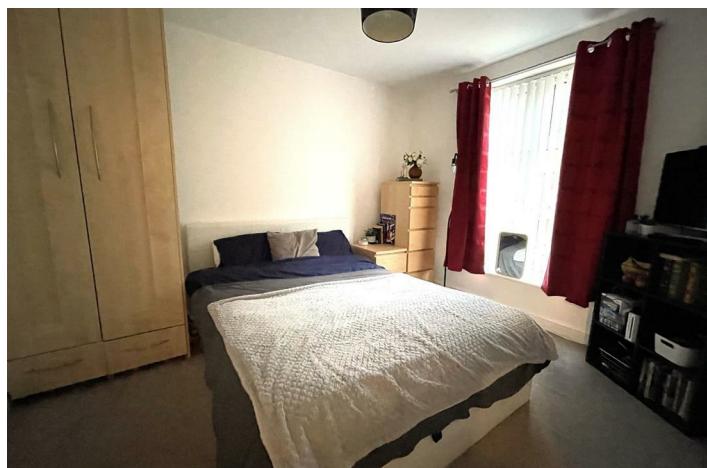
- Attractive Family Home
- 3 Bathrooms
- Modern Open Plan Dining Kitchen
- Garage
- Realistically Priced
- 4 Bedrooms
- Spacious Lounge
- Gardens
- Extremely Convenient & Popular Location
- Viewing Essential

# 675 Thornton Road, Bradford BD13 3NW

Situated in this extremely popular and convenient residential location, lies this four bedroomed, three-bathroom town house providing attractive and deceptively spacious family accommodation. The property briefly comprises of a spacious lounge, a modern fitted dining kitchen, downstairs cloakroom, four bedrooms (two with en suite shower rooms), a modern bathroom, semi-detached garage, gardens to front and rear, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Bradford and Halifax as well as providing easy access to the M62 motorway network linking the business centers of Bradford, Manchester, and Leeds. An internal inspection is absolutely essential to fully appreciate the attractive accommodation provided and an early appointment to view is strongly recommended to avoid disappointment.



Council Tax Band: D



## ENTRANCE HALL

With one double radiator and a fitted carpet. Door to cupboard providing useful storage facilities. Door to

## DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising a pedestal wash basin and low flush W.C. uPVC double glazed window to the front elevation, and one radiator.

From the Entrance Hall a door opens into

## DOUBLE BEDROOM TWO

9'3" x 10'9"

With a large uPVC double glazed window to the front elevation, one double radiator and a fitted carpet. From the Bedroom a door opens into the

## EN SUITE SHOWER ROOM

Being fitted with a modern white three-piece suite incorporating pedestal wash basin, low flush W.C and a shower cubicle with electric shower unit. The en suite is extensively tiled around the suite with complementing colour scheme to the remaining walls, extractor fan, one double radiator and a shaver point. From the Entrance Hall a door opens into the

## DINING KITCHEN

16'1" x 11'4"

With two large uPVC double glazed sectional windows to the rear elevation taking full advantage of the superb rear panoramic views this property enjoys. The kitchen is fitted with a range of modern white wall and base units incorporating matching work surfaces with a stainless steel 1 bowl sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above and fan assisted electric oven and grill beneath and plumbing for an automatic washing machine. Door to cupboard housing the Potterton central heating boiler. The kitchen has matching splash backs with complementing colour scheme to the remaining walls, one double radiator, and one wall mounted TV point.

From the Entrance Hall stairs with fitted carpet lead to the

## REAR LOWER GROUND ENTRANCE HALL

With one double radiator, fitted carpet and door to the rear elevation.

From the Rear Entrance Hall a door opens to the

## SPACIOUS LOUNGE

20'11" x 11'9"

This superb and spacious lounge has uPVC double glazed French doors opening onto the rear patio, one TV point, two double radiators and a fitted carpet. From the Front Entrance Hall a spindle staircase with fitted carpet leads to the

## FIRST FLOOR LANDING

With one double radiator, door to cupboard providing excellent storage facilities and a fitted carpet. From the Landing a door opens to the

## MODERN BATHROOM

With modern white three-piece comprising pedestal wash basin, low flush W.C and a panelled bath with mixer shower tap. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation and one double radiator. From the Landing a door opens to

## BEDROOM THREE

9'3" x 10'1"

With uPVC double glazed window to the front elevation, one double radiator, a fitted carpet and one TV point. From the Landing a door opens to

## BEDROOM ONE

9'3" x 12'8"

With uPVC double glazed window to the rear elevation enjoying superb rural views, fitted bedroom furniture incorporating wardrobes with bridging units, one double radiator, wall mounted TV fittings and a fitted carpet. From the Bedroom a door opens to

## EN SUITE SHOWER ROOM

With white three-piece suite comprising hand wash basin in vanity unit, low flush W.C and walk-in shower cubicle with Mira shower unit. The en suite is extensively tiled around the suite with complementing colour scheme to the remaining walls, extractor fan, one double radiator and a shaver point.

From the Landing a door opens to

## BEDROOM FOUR

6'6" x 8'2"

UPVC double glazed windows to the rear elevation enjoying attractive rural views, one double radiator, one TV point and a fitted carpet.

## GENERAL

The property is Leasehold on a 999-year lease commencing Nov 2013. The ground rent is 100 per annum and a maintenance charge of 228 per annum. The property and has the benefit of all mains services, gas, water and electricity, with the added benefit of uPVC double glazing and gas central heating. Council Tax Band D

## EXTERNAL

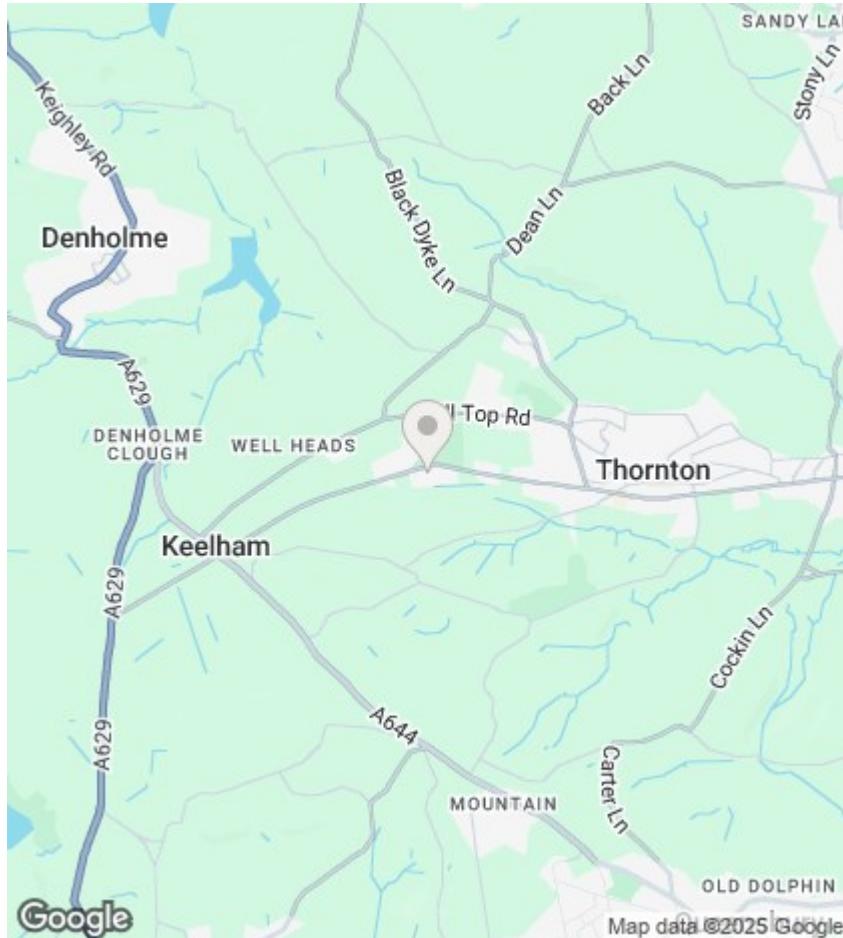
To the front of the property there is a garden with a flagged path leading to the front entrance door. To the rear of the property there is a larger garden with a flagged patio area, lawn and semi-detached single garage with an up and over door.

## TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

## DIRECTIONS

Sat Nav BD13 3NW



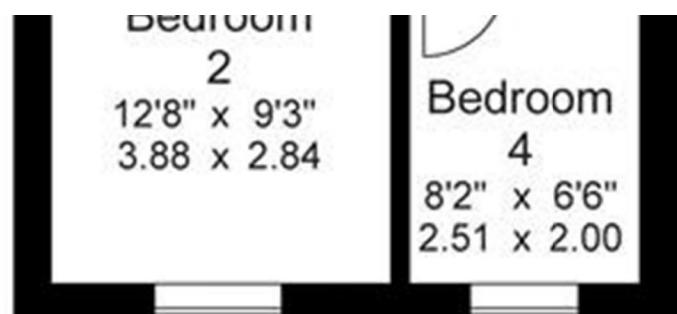
## Directions

## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

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



Second Floor

