



3 Ladyfield

Thornton, Bradford, West Yorkshire, BD13 3HZ

**Offers In Region Of
£72,950**

Property Features

- IDEAL FOR FIRST TIME BUYER
- INNER TERRACE BACK TO BACK
- HEART OF THORNTON VILLAGE
- QUIET BACKWATER LOCATION
- TWO BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN
- 3 PIECE BATHROOM
- LAWNED GARDEN
- UPVC WINDOWS
- CENTRAL HEATING

Full Description

Situated in the heart of Thornton Village in a quiet backwater location is this two bed back to back inner terraced property. Ideal for the first time buyer, this property briefly comprises of: open plan lounge & kitchen, 2 bedrooms, bathroom, lawned garden.

ENTRY

Via front door to open plan lounge/kitchen. Stairs to first floor and cellar

OPEN PLAN LOUNGE/KITCHEN

14' 9" x 12' 8" (4.5m x 3.86m)

Living area: UPVC windows, Central heating radiator.

Kitchen area: modern wall and base units in timber finish, matching work surfaces. Inset stainless steel double drainer sink and mixer tap, inset oven with ceramic hob and extractor canopy. Stairs to lower, useful cellar. UPVC, central heating radiator

BEDROOM ONE

9' 9" x 9' 7" (2.97m x 2.92m)

UPVC windows, central heating radiator

BEDROOM TWO

6' 4" x 5' 8" (1.93m x 1.73m)

UPVC windows, central heating radiator

BATHROOM

7' 9" x 4' 5" (2.36m x 1.35m)

Complementary tiling, WC, bath, sink central heating radiator



PROPERTY DIRECTIONS:

From Bradford centre travel along Thornton Road (BD6145) passing through 5 sets of traffic lights. Continue along this road passing Beckfoot Thornton School on your left and St James Church on your right. Pass the New Inn public house on your left and take your first right into Kipping Lane then first left into West Lane. Ladyfield is then on your left.

PURCHASE DETAILS:


Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

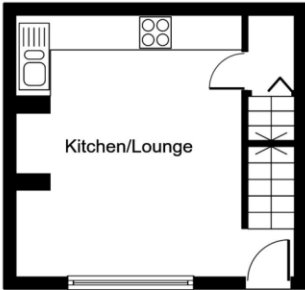
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

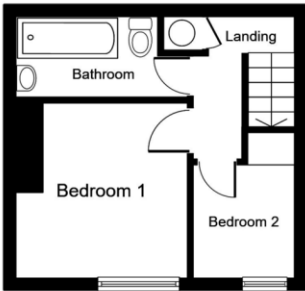
RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

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

WWW.EPC4U.COM



Ground Floor



First Floor

3 Ladyfield, Thornton, Bradford, BD13 3HZ NOT TO SCALE For layout guidance only

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements