HOUSE
LOCATED
HERE

470 Thornton Road

Thornton, Bradford, West Yorkshire, BD13 3LA

Offers Over £84,000

Property Features

- TWO BEDROOM END TERRACE
- GRADE II LISTED
- GAS CENTRAL HEATING
- SET OVER THREE FLOORS
- VILLAGE LOCATION
- SURPRISINGLY SPACIOUS
- CLOSE TO LOCAL AMENITIES
- ON A BUS ROUTE
- SCHOOL IN WALKING DISTANCE
- NO CHAIN

Full Description

** ATTENTION LANDLORDS & INVESTORS! ** This three storey, two bedroom, character end terrace is located in the heart of Thornton Village, opposite the popular South Square with eateries and local amenities right on the door step. Potential rental yield of 7.8% based on £550PCM rent. Benefitting from: Gas Central Heating, modern fitted kitchen & bathroom, storage room, a historic village location and conveniently located on a bus route with easy access to Bradford & Keighley. Within walking distance of the property is a Doctors surgery, Dentist, Co-op, takeaways, restaurants, cafe's, hairdressers, post office, beauticians, DIY store, plus more! Sold with NO CHAIN and briefly comprising of: Ground Floor - Entrance Vestibule, Dining Kitchen, Store Room, First Floor - Lounge, Rear Hall, Bathroom, Second Floor - Two Bedrooms. Shared courtyard area to the rear and on-road parking to the front.

ENTRANCE HALL
Coat hooks and door to the kitchen.
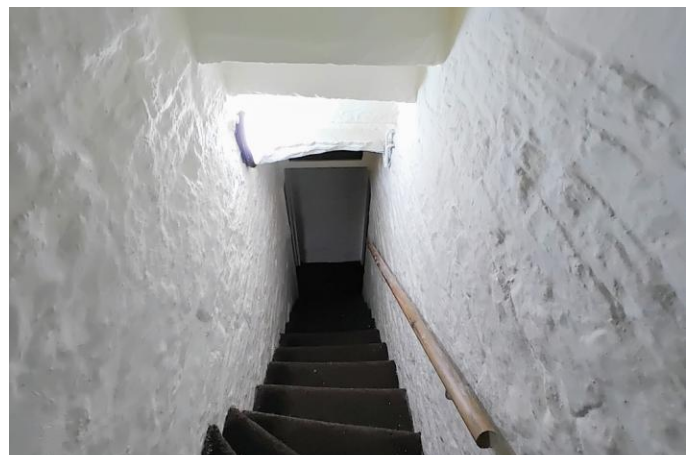
KITCHEN/DINER
14' 7" x 14' 8" (4.44m x 4.47m)
Fitted with a range of base and wall units, laminated work surfaces and splashback tiling. Stainless steel sink and drainer, washing machine plumbing and an integrated electric oven and gas hob. Central heating radiator, window to the front, door to a useful storeroom and stairs to the first floor.

STORE ROOM
10' 6" x 5' 8" (3.2m x 1.73m)
Useful store room with stone shelving and light.

FIRST FLOOR

LOUNGE

14' 7" x 14' 8" (4.44m x 4.47m)

Two windows to the front elevation, gas fire in a brick surround and a central heating radiator. Door to a rear hallway.

REAR HALL

Exterior door to the rear elevation, door to the bathroom and stairs to the first floor. Tiled floor.

BATHROOM

A modern white three piece bathroom suite comprising of a panelled bath, pedestal wash basin and a WC. Part tiled walls, tiled floor, window to the rear, central heating radiator and a chrome heated towel rail.

SECOND FLOOR

BEDROOM ONE

14' 7" x 10' 4" (4.44m x 3.15m)

Two windows to the front elevation, central heating radiator and open distant views. The owner informs us that this room was once split in two to create a small third bedroom.

BEDROOM TWO

7' 6" x 5' 8" (2.29m x 1.73m)

Window to the rear and a central heating radiator.
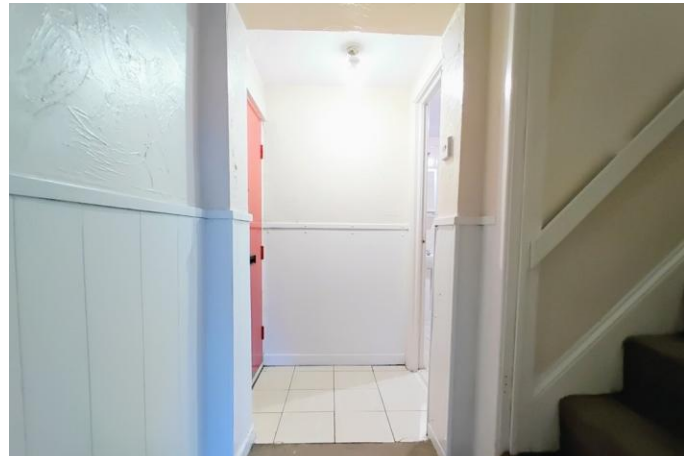
EXTERNAL

To the rear of the property is a small shared courtyard area and access on foot to Kipping Lane. On-road parking to the front.

PROPERTY DIRECTIONS:

From Bradford centre travel along Thornton Road (B6145) passing through five sets of traffic lights, continue along this road passing Beckfoot Thornton School on your left and St James Church on your right. Continue along this road and number 470 can be found on your right displaying the Whitney's for sale board.

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	40	
(21-38) F		

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