



44 Thornton Road, Queensbury, Bradford, BD13 1PF  
£147,000

**WalkerSingleton**  
Chartered Surveyors



## 44 Thornton Road, Queensbury, Bradford, BD13 1PF

Situated on the periphery of Queensbury village, this three bedroom characterful cottage is being offered to the market with no upper vendor chain and immediate vacant possession. Boasting a spacious lounge and separate kitchen which enjoys double French doors leading out to the generous lawned garden, this home features a driveway to the rear and additional designated parking space. Forming a good proposal for the first time buyer or young growing family, this deceptively spacious property is served by a range of local amenities and is ideal for access to Halifax and Bradford centres. The accommodation comprises of an entrance hall, lounge, kitchen and rear entrance. Upstairs you will find three bedrooms and house bathroom. Book your early internal inspection without delay!

### Front Porch

Access through a double glazed door. Door through to inner hall with stairs elevating to the first floor.

### Kitchen

13'0" x 9'8" (3.97m x 2.96m)

Having a range of wall, drawer and base units with granite effect work surfaces, matching splash backs and sink unit. Integral appliances include a fridge, freezer, electric oven, four ring gas hob, overlying extractor hood and plumbing for both an automated washing machine and dish washer. With laminate flooring, a uPVC double glazed window to the side and double French doors to the rear, inset ceiling spotlights and breakfast bar.

### Lounge

16'9" x 14'11" (max) (5.12m x 4.55m (max))

A generous reception room with a wall mounted electric fireplace with curved viewing glass. Having a uPVC double glazed window to the rear and side elevations, central heating radiator and carpeted floor coverings.

### Rear Porch

With a double glazed door leading to the rear of the property and having a useful understairs storage cupboard. The boiler is also located here.

### Landing

### Master Bedroom

12'11" x 9'11" (3.95m x 3.03m)

Being enhanced by stunning high

ceilings creating a contemporary feel to the room. With a uPVC double glazed window to the front elevation, central heating radiator and carpeted floor coverings.

### Bedroom Two

8'8" x 10'0" (2.65m x 3.07m)

Having a uPVC double glazed window to the side elevation, central heating radiator and carpeted floor coverings.

### Bedroom Three

11'6" x 6'6" (3.51m x 1.99m)

With a uPVC double glazed window to the rear elevation, central heating radiator and carpeted floor coverings.

### Bathroom

A three piece suite comprising of a low flush WC, vanity unit incorporating cupboard storage space with an inset basin and a panelled bath with overlying shower attachment. With tiled splash backs, wood effect vinyl flooring, a uPVC double glazed window to the front elevation and chrome heated towel rail.

### External

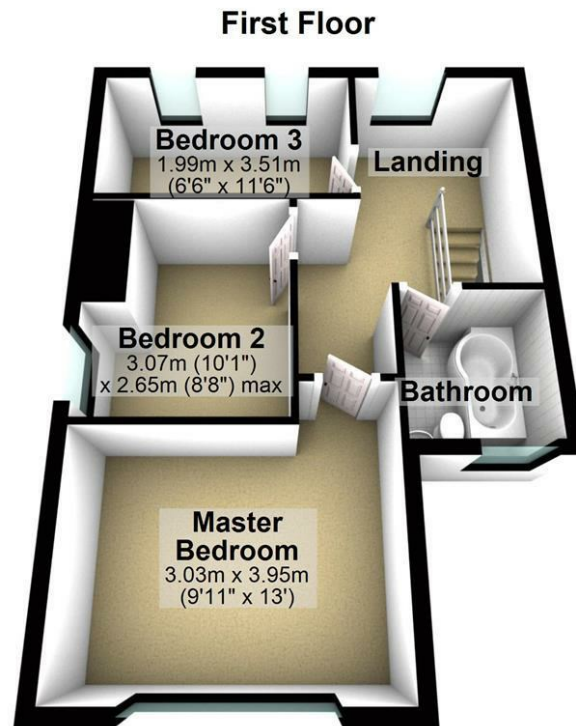
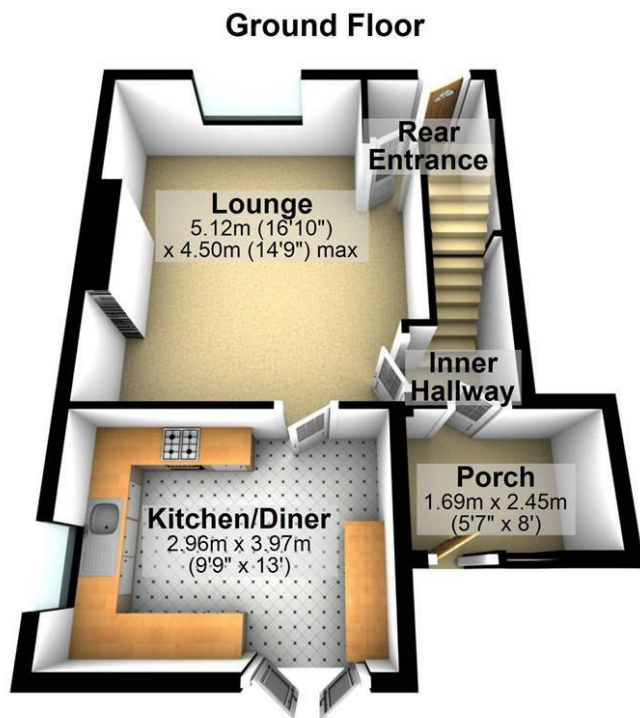
To the front there is a generous lawned garden with paved pathway leading to the front door. There are two gates leading to Thornton Road, one of which

### Disclaimer

Please Note: None of the services or fittings and equipment has been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind

when formulating their offers. The Seller does not include in the sale any carpets, light fittings, floor covering, curtains, blinds furnishings, electrical/gas appliances (whether connected or not) unless expressly mentioned in these particulars as forming part of the sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## BRADFORD

Granby Barn, 90 High Street, Queensbury, Bradford, BD13 2PD

01274 452045

## HALIFAX

Property House, Lister Lane, Halifax, HX1 5AS

01422 430043

## HUDDERSFIELD

Oak House, New North Road, Huddersfield, HD1 5LG

01484 477606

Walker Singleton is the trading name of Walker Singleton (Residential) Limited. Walker Singleton (Residential) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Residential) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.





