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**30 Back Field**  
Thornton, Bradford, West Yorkshire, BD13 3EX

**Offers In Region Of**  
**£74,950**

# Property Features

- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- MID THROUGH BY LIGHT PROPERTY
- LOUNGE
- DINING KITCHEN
- TWO BEDROOMS
- THREE PIECE BATHROOM
- SUDG WINDOWS
- PART CENTRAL HEATING
- ENCLOSSED YARD
- SITUATED IN HEART OF VILLAGE



## Full Description

Situated in a Quiet Location in the Heart of Thornton Village is this Inner Through By Light Terrace Ideal for First Time Buyer or Investor. The property briefly comprises of Lounge, Dining Kitchen, Two Bedrooms and White Three Piece Bathroom. Sealed Unit Double Glazed Windows and Part Central Heating. Enclosed Yard to Front.

### ENTRANCE

Via front door to inner hall with door to lounge and stairs to first floor.

### LOUNGE

13' 5" x 12' 6" (4.09m x 3.81m)

SUDG window. Timber fire surround with inset living flame gas fire. Cornice. Door through to the dining kitchen.

### DINING KITCHEN

16' 7" x 9' 2" (5.05m x 2.79m)

Two UPVC windows. Modern wall and base units with complementary work surfaces. Inset stainless steel sink. Plumbing for washer. Central heating radiator.

### BEDROOM

15' 7" x 12' 0" (4.75m x 3.66m)

SUDG window. Fitted wardrobes. Central heating radiator.

### BEDROOM

9' 8" x 8' 8" (2.95m x 2.64m)

UPVC window. Central heating radiator.

### BATHROOM

White three piece suit comprising of bath, hand wash basin and wc. Complementary tiling.

## EXTERIOR

Enclosed yard to front.

## ENERGY RATING E

## 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. Take your next right into Bronte Place and left into Market Street. Continue along this road and Back Field is on your right after the dentist.

## PURCHASE DETAILS:

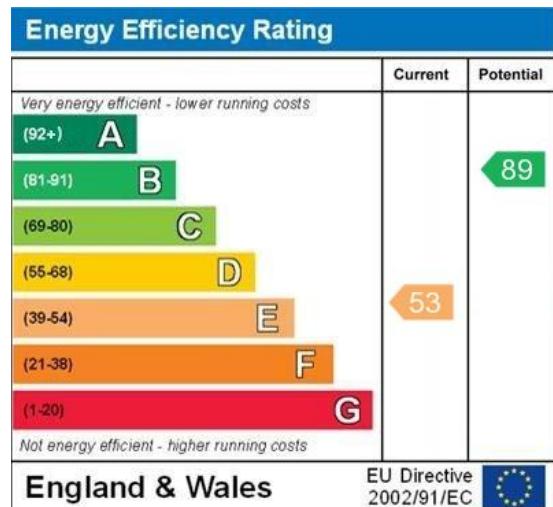
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

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.



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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 and 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