



Wold Close, Thornton, Bradford, BD13 3HT

- THREE BEDROOM END TERRACE WITH ADDITIONAL OFFICE
- MODERN KITCHEN WITH ISLAND
- GARDENS FRONT AND REAR
- CLOSE TO VILLAGE AMENITIES
- GARAGE AND PARKING

- OPEN PLAN KITCHEN-LIVINGROOM
- MEDIA WALL
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- COUNCIL TAX BAND B - EPC RATING D

Offers In The Region Of £200,000

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Presenting a splendid terraced house for sale, located in a sought-after area with excellent public transport links, nearby schools, local amenities, and green spaces. This property is ideal for first-time buyers, investors, and families alike.

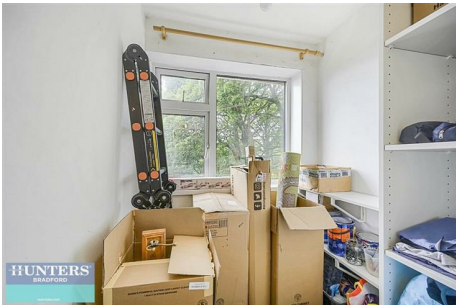
The house boasts three double bedrooms and a office, providing ample living space. The master attic bedroom additionally benefits from a w/c, ensuring convenience and privacy. This property features a single open-plan reception room, offering a spacious and flexible living area that can be adapted to your lifestyle.

The home also includes one well-appointed kitchen, fully equipped to cater to your culinary needs. A significant feature of this property is its open-plan design, which allows for a flow of natural light and a sense of spaciousness, promoting a relaxed and welcoming atmosphere.



Unique features of this property include its own parking facility and a single garage, providing secure spaces for your vehicles. The property combines convenience, comfort, and a prime location, making it a fantastic opportunity not to be missed.

In summary, this terraced house presents a fantastic investment opportunity with its convenient location, well-proportioned rooms, and unique features. This property is ready to become a home, promising a comfortable living experience for its new owners.



There is one main bathroom, designed to offer a relaxing space to unwind. Notably, the property is classified with an EPC rating of D, demonstrating its energy efficiency. The house falls under the council tax band B, guaranteeing reasonable taxation.



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GROUND FLOOR

Hallway

Open Plan Kitchen/ Diner/ Lounge
28'11" x 14'3"

FIRST FLOOR

Bedroom One
16'0" x 9'1"

Bedroom Two
13'0" x 7'11"

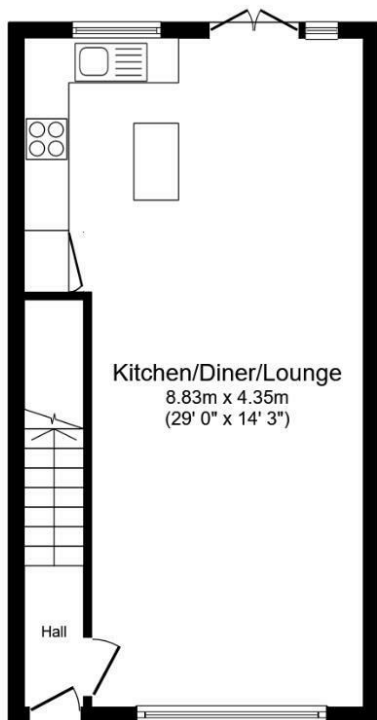
Office
5'10" x 5'5"

Family Bathroom
6'5" x 6'0"

SECOND FLOOR

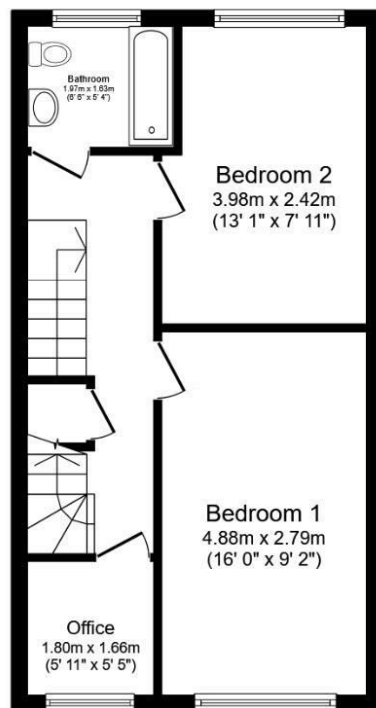
Bedroom Three
17'2" x 14'8"

W.C



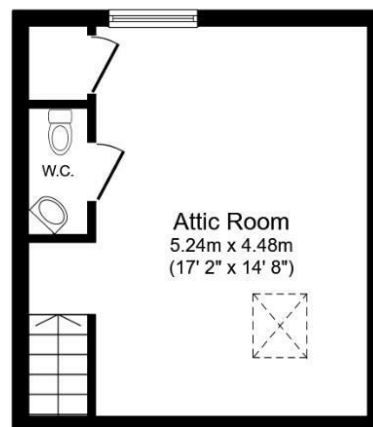
Ground Floor

Floor area 40.9 sq.m. (440 sq.ft.)



First Floor

Floor area 40.9 sq.m. (440 sq.ft.)



Second Floor

Floor area 23.8 sq.m. (257 sq.ft.)

Total floor area: 105.6 sq.m. (1,136 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

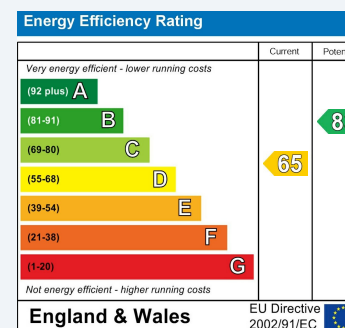
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.