



23 Roundfield Place, Thornton, Bradford, BD13 3PD

**** NO CHAIN ** VILLAGE LOCATION ** FAR REACHING VIEWS ** SPACIOUS THROUGHOUT **** Viewing is strongly advised for this stone built THROUGH TERRACE property situated on the edge of Thornton Village close to local amenities and schools. The property briefly comprises entrance porch, lounge, modern fitted DINING KITCHEN and useful keeping cellar. To the first floor there are THREE GOOD SIZE BEDROOMS and modern white three piece bathroom. Benefitting further from GCH, DG, gardens to the front and small yard area to the rear.

£130,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **T** @robertwatts_

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ENTRANCE PORCH

Leading through to the lounge

LOUNGE 16'7" x 13'3" (5.05m x 4.04m)

Lovely size reception room with feature exposed stone walls to alcoves and beam ceiling. Wall mounted electric fire

DINING KITCHEN 16'7" max x 12'2" (5.05m max x 3.7m)

Modern kitchen with a selection of wall and base units, worktops, circular sink and drainer. Space for freestanding appliances and plumbing for washer. Oven hob and extractor. Laminate flooring

BASEMENT

Useful basement area

FIRST FLOOR

Landing area

BEDROOM ONE 10'7" x 9'11" (3.23m x 3.02m)

Loft access

BEDROOM TWO 9'7" x 12'6" (2.92m x 3.8m)

BEDROOM THREE 10'10" x 5'11" (3.3m x 1.8m)

BATHROOM

Three piece white suite with shower over bath and screen. Sink, W.C and store cupboard

OUTSIDE

Gardens to the front with paved seating area enjoying long distance views. Small yard to the rear

FURTHER INFORMATION

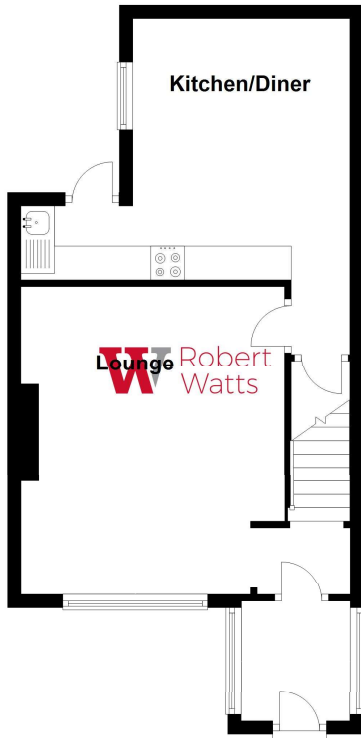
Council Tax - Band C

Tenure - Freehold

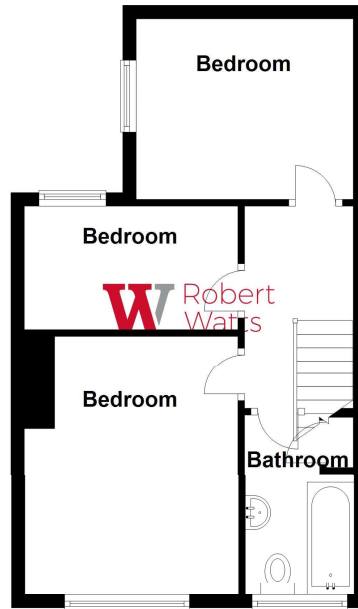
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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