



17 Well Heads, Thornton, Bradford, BD13 3SJ

**** STUNNING VIEWS FRONT AND REAR ** OFFERED WITH NO CHAIN ** IDEAL FIRST TIME BUY! **** Step inside this delightful through by light mid cottage situated within this highly sought after rural part of Thornton yet a short distance from many village amenities, restaurants, walks, Keelham primary school and commute to Halifax and Bradford. Having undergone a full refurbishment in recent years this TWO BEDROOM property is tastefully decorated throughout, open plan living area, modern kitchen and bathroom, GCH DG and patio garden to the front with lovely outlook over open fields. **SIMPLY MUST BE VIEWED!**

£139,950

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ENTRANCE HALL

Carpeted with stairs leading to first floor

OPEN PLAN LOUNGE/KITCHEN 18'2" x 11'8" (5.54m x 3.56m)

Spacious and cosy open plan lounge / kitchen with windows to both front and rear. Fitted kitchen with grey gloss wall and base units, electric oven, 4 ring gas hob with fitted extractor above. There is a stainless sink and drainer with plumbing for washing machine, complimentary work surfaces and white tiled splash backs. Two radiators with a small space for a stove or fire. Views to the front and rear are rural and far reaching.

FIRST FLOOR LANDING

With loft access

BEDROOM ONE 12' x 8'10" max (3.66m x 2.7m max)

Feature panel wall

BEDROOM TWO 9'3" x 6'5" (2.82m x 1.96m)

BATHROOM

Modern house bathroom comprises a three piece suite in white, panelled bath with shower attachment via the mixer tap, low flush WC and wash hand basin. There are partly tiled walls and useful storage cupboard

OUTSIDE

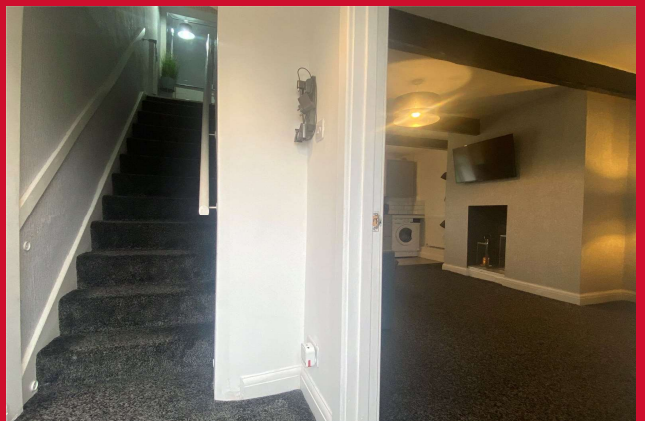
Patio garden that really does make the most of the rural views as well as being gated, with Yorkshire stone walls and a raised planted bedding area

FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

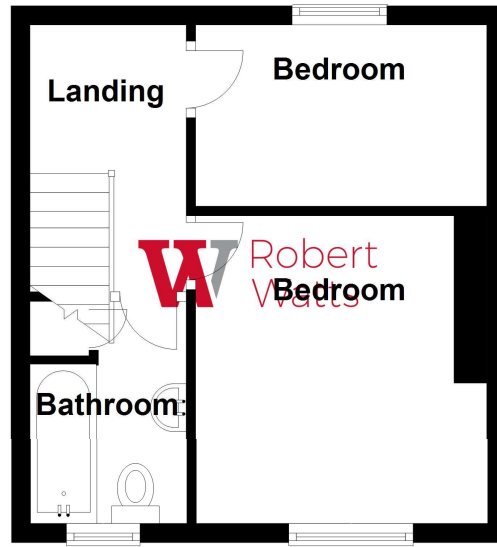
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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