



54 Thornton Lane, Bradford, BD5 9DS

**** OFFERED WITH NO CHAIN** IDEAL FIRST TIME PURCHASE/BUY TO LET OPPORTUNITY**** Viewing is strongly advised for this period THROUGH TERRACED property briefly comprising: entrance vestibule, lounge, dining kitchen, TWO DOUBLE BEDROOMS (one being an overall attic room) and large four piece bathroom. Many properties within the area have reconfigured the layout to create additional accommodation. Externally, are gardens to front and rear. Situated within this convenient of localities, well placed for schools, shops and commute to the city centre. In need of cosmetic updating the property has GCH, Maj. DG and a replacement roof over recent years.

£110,000

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ENTRANCE VESTIBULE

LOUNGE 14'8" x 14' (4.47m x 4.27m)

Feature fireplace

DINING KITCHEN 10'3" x 11' (3.12m x 3.35m)

Selection of wall and base units. Worktops, sink and drainer. Oven, hob and extractor, plumbing for washer. Large understair store cupboard and door leading to the rear with small external porch

FIRST FLOOR

BEDROOM ONE 10'5" x 14'6" (3.18m x 4.42m)

Fitted wardrobes plus built in wardrobes to alcoves

BATHROOM 11'1" x 8'7" (3.38m x 2.62m)

Large four piece bathroom with coloured suite

ATTIC ROOM 14'1" x 16'9" max (4.3m x 5.1m max)

Two Velux windows

OUTSIDE

Gardens to front and rear

FURTHER INFORMATION

Council Tax - Band A

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.





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		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(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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