

James Street, Thornton, BD13

£180,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

Immaculate detached bungalow. The property is set in secluded landscaped grounds, creating an idyllic location in the heart of Thornton Village. The ground floor accommodation briefly comprises; an entrance hall with double doors to the living accommodation, a spacious double bedroom wi

Key features:

- Immaculate detached bungalow
- 2 large double bedrooms
- spacious lounge
- Good size dining room
- Comprehensively fitted kitchen
- Ground floor house bathroom with a modern white suite
- Gas central heating and double glazing
- Secluded gardens to 4 sides
- Detached garage
- Driveway for 4 cars

Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band c (£1458.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Immaculate detached bungalow. The property is set in secluded landscaped grounds, creating an idyllic location in the heart of Thornton Village.

The ground floor accommodation briefly comprises; an entrance hall with double doors to the living accommodation, a spacious double bedroom with fitted wardrobes, a large lounge with a double glazed window over looking the front garden, a separate dining room, comprehensively fitted kitchen, and the immaculately presented house bathroom with a modern white suite.

The property has been extended into the loft with two windows and gives open aspects to stunning view. This first floor is separated by stairs providing two distinct areas, a large room currently used as a bedroom and a good sized study area.

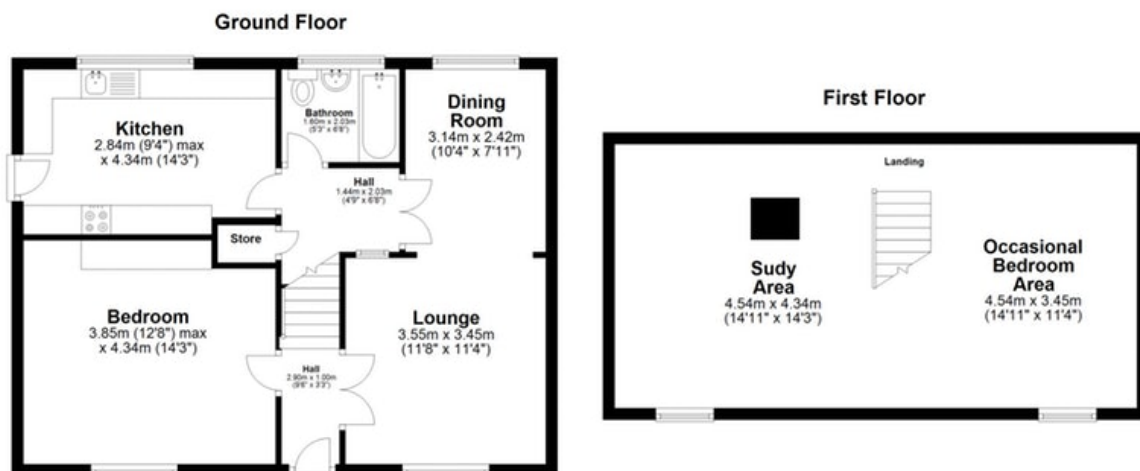
The interior also benefits gas central heating and double glazing.

The property benefits secluded gardens to 4 sides. To the front a generous lawn, with mature shrubs and trees providing privacy. To the side, a large decked patio seating area, with a pleasant outlook over countryside. The rear of the property provides a further large landscaped garden, which is low maintenance and has stairs leading to the parking facilities.

A driveway extends to the rear giving off street parking for 4 cars, and access to the detached garage.

This is a stunning property in a truly unique setting, an internal viewing is most highly recommended .

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

25, James Street, Thornton, BRADFORD, BD13 3NR

Dwelling type: Detached bungalow	Reference number: 2828-8029-7248-4566-7980
Date of assessment: 22 August 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 August 2016	Total floor area: 87 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,622
Over 3 years you could save	£ 414

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 171 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 414 over 3 years </div>
Heating	£ 1,965 over 3 years	£ 1,803 over 3 years	
Hot Water	£ 330 over 3 years	£ 234 over 3 years	
Totals	£ 2,622	£ 2,208	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4e000; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #f59e00; color: white;">(39-54) E</td> <td style="background-color: #e377c2; color: white;">(21-38) F</td> <td style="background-color: #800000; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3" style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-around;"> 69 84 </div> </td> <td colspan="4"></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<div style="display: flex; justify-content: space-around;"> 69 84 </div>							<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G									
<div style="display: flex; justify-content: space-around;"> 69 84 </div>															

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 183
2 Low energy lighting for all fixed outlets	£55	£ 135
3 Solar water heating	£4,000 - £6,000	£ 93

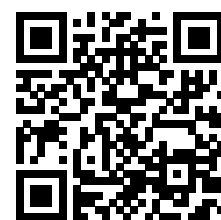
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code