



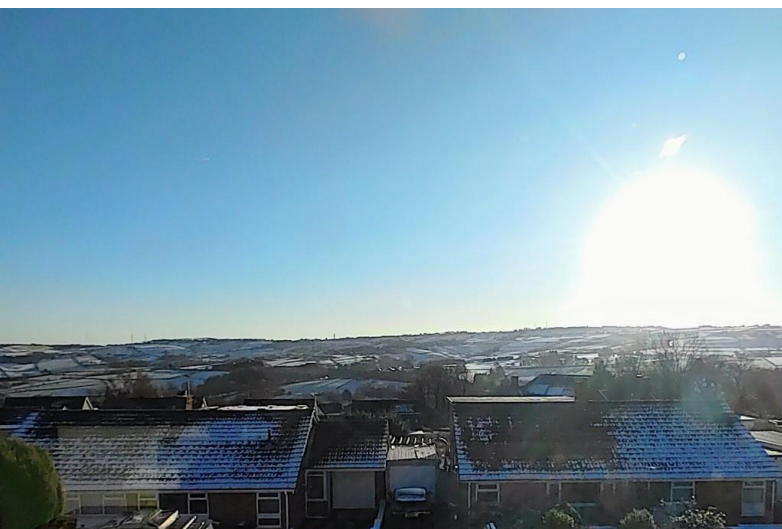
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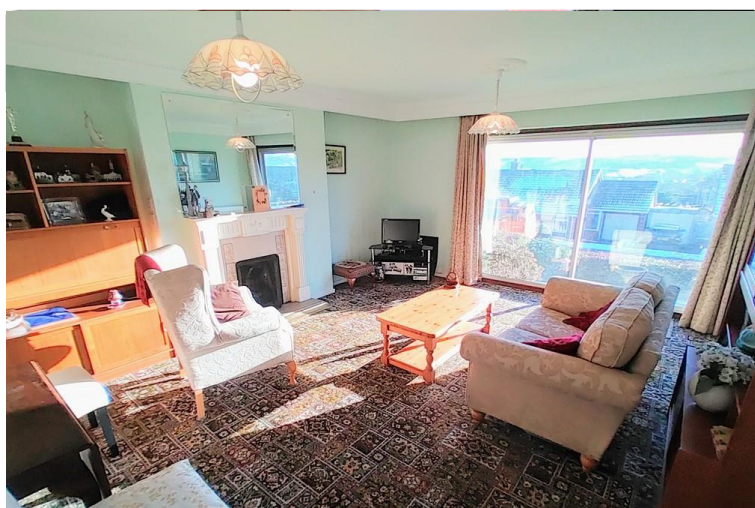
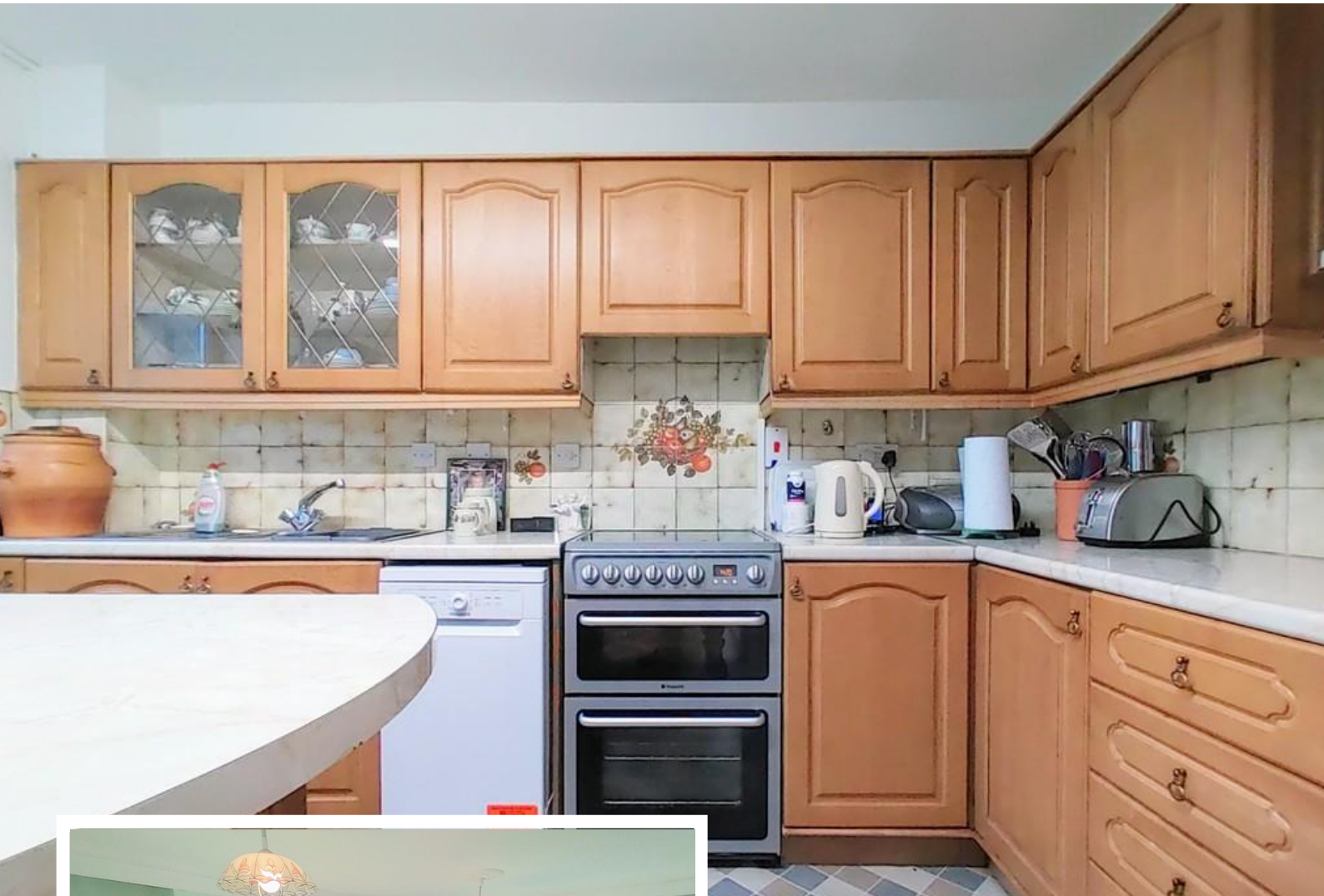
9 Hillcrest Road

- THREE BEDROOM SEMI DETACHED
- EXTENDED TO REAR
- DISTANT RURAL VIEWS
- ALARM SYSTEM

£190,000

EPC Rating '65'





Property Description

**** EXTENDED THREE BEDROOM SEMI-DETACHED ****
TWO RECEPTION ROOMS ** DISTANT RURAL VIEWS
**** This ideal family home is deceptively spacious and offers space for a growing family, along with gardens, off-road parking, garage, lovely open views to the front across Thornton and offers great potential. Available with NO CHAIN and briefly comprising of: Lounge, Dining Kitchen, Dining Room, Three Bedrooms, Loft and a Family Bathroom. Gardens front & rear and a detached single Garage. Located close to open countryside, yet only a short walk from all the amenities and primary school in Thornton Village.**

PORCH

A side entrance porch with a tiled floor, composite entrance door, UPVC windows and further door into the hallway.

ENTRANCE HALL

Hallway area with stairs off to the first floor, door to the lounge and direct access into the dining kitchen.

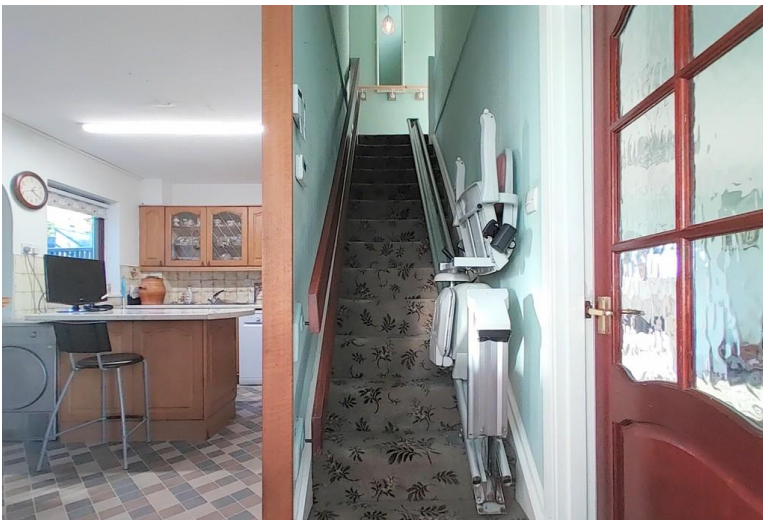


LOUNGE

16' 5" x 14' 7" (5m x 4.44m) A good sized reception room with large sliding patio doors to the front elevation allowing for plenty of natural light and making the most of the views. Living flame gas fire in a period style surround and two central heating radiators.

KITCHEN/DINER

14' 6" x 11' 6" (4.42m x 3.51m) Fitted with a range of base and wall units, tiled splash-backs, laminated work surfaces and a central island unit. Plumbing for a washing machine and dishwasher plus space for a freestanding cooker. Window to the rear elevation, central heating radiator and an archway to the dining room extension. Central heating radiator and central heating boiler.



DINING ROOM

10' 0" x 8' 7" (3.05m x 2.62m) Being open plan from the kitchen and benefitting from patio doors to the rear garden and a central heating radiator.

FIRST FLOOR

Landing area with access to the loft space and a storage cupboard.

BEDROOM ONE

14' 7" x 11' 2" (4.44m x 3.4m) Window to the front elevation with lovely open views, fitted wardrobes and a central heating radiator.



BEDROOM TWO

10' 2" x 8' 6" (3.1m x 2.59m) Window to the rear elevation, storage cupboard and a central heating radiator.

BEDROOM THREE

11' 5" x 7' 0" (3.48m x 2.13m) Window to the side elevation, storage cupboard and a central heating radiator.

BATHROOM

Three piece bathroom suite comprising of a shower cubicle with sliding door, WC and a washbasin set in a vanity unit with marble top. Window to the rear and a central heating radiator.



EXTERNAL

Lawned garden to the front with flowerbeds and mature hedge borders. Driveway to the side providing off-road parking and access to a single detached garage. Rear enclosed garden with flagged patio areas, flowerbeds and mature shrubs & trees.



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.



RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements