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**564 Thornton Road**

- FIVE BEDROOM MID-TERRACE
- CHARACTER FEATURES
- WELL PRESENTED
- OPEN VIEWS TO FRONT

**£195,000**

**EPC Rating '55'**





## Property Description

**\*\* IMPOSING & CHARACTERFUL FIVE BEDROOM MID-TERRACE \*\* OPEN VIEWS TO THE FRONT \*\* WELL PRESENTED \*\* GARDENS FRONT & REAR \*\* CHAIN FREE \*\*** Whitney's are delighted to offer to the market this large five bedroom terrace property set across three levels in Thornton, being close to village amenities and the primary school. The property offers plenty of space for a growing family and benefits from a spacious cellar with utility area, two reception rooms, kitchen with quartz work surfaces, five good-sized bedrooms, gas central heating, majority UPVC double glazing and easy on-road parking to the front and rear of the property. Situated a few minutes walk from amenities in the village, such as the co-op, park, school, Thornton viaduct and open countryside.

Briefly comprising of: Entrance Hall, Lounge, Dining Room being open to the Kitchen, Cellars, three first floor Bedrooms & Bathroom plus two further second floor Bedrooms. Gardens front & rear.



#### HALL

18' 1" x 5' 4" (5.51m x 1.63m) The front door leads directly into the hallway with stairs off to the first floor, two wall light points, picture rail, ceiling cornice, wood effect laminate flooring and doors to the lounge, dining room and cellar.

#### LOUNGE

16' 6" x 11' 6" (5.03m x 3.51m) A characterful reception room with a bay window to the front affording uninterrupted views, ceiling cornice and picture rail, wood effect laminate floor and an open fire grate with granite back & hearth and an oak surround. Three wall light points and a central heating radiator.



#### DINING ROOM

14' 6" x 11' 4" (4.42m x 3.45m) Modern living flame gas fire set in a granite fireplace with a pine surround, window to the rear elevation, coving & picture rail, central heating radiator and being partly open to the kitchen.

#### KITCHEN

10' 3" x 6' 0" (3.12m x 1.83m) Being open to the dining room and partially separated by a breakfast bar. Luxury quartz work surfaces with inset black ceramic sink and mixer tap plus matching up-stands. Fitted with a range of base and wall units incorporating an integrated fridge, electric double oven, gas hob, extractor and a dishwasher. Window and exterior door to the rear. Tiled floor.



#### CELLARS

16' 7" x 11' 9" (5.05m x 3.58m) A good-sized basement consisting of a large main room and two further smaller room, one of which is currently a workshop and the other room is used for storage. A Disused Victorian fireplace. Utility area with washing machine plumbing, tap, sink and venting for a tumble dryer. Original stone floor and range fireplace. There is a small door/hatch to the front elevation that could be reinstated as a window.

#### FIRST FLOOR

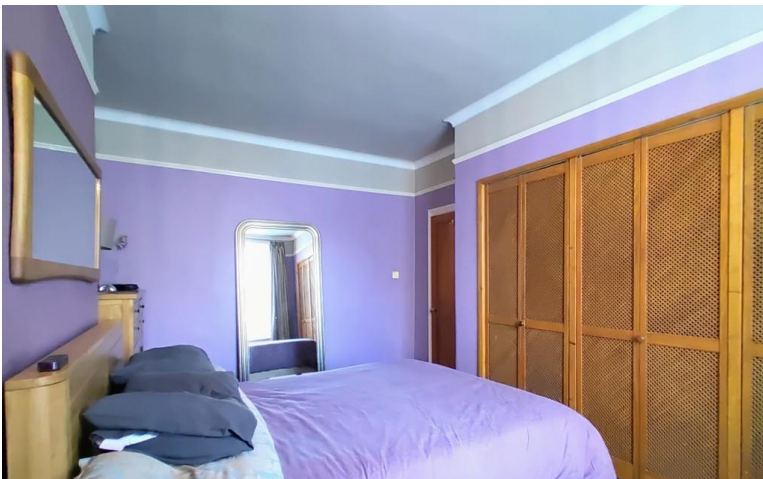
Open spindle balustrade with doors leading off to three bedrooms, bathroom and a door to the two second floor bedrooms.

#### BEDROOM ONE

14' 4" x 11' 2" (4.37m x 3.4m) Fitted with three double wardrobes, window to the rear elevation and a central heating radiator.

#### BEDROOM TWO

13' 5" x 11' 10" (4.09m x 3.61m) Laminate flooring, window to the front with open views and a central heating radiator.





#### BEDROOM THREE

9' 7" x 6' 1" (2.92m x 1.85m) Currently used as an office. Window to the front and a central heating radiator.

#### BATHROOM

A part-tiled bathroom comprising of a panelled bath with thermostatic shower over, pedestal washbasin and a low flush WC. Airing cupboard, chrome heated towel rail and a window to the rear elevation.

#### SECOND FLOOR

Landing area with skylight window and doors to bedrooms four and five.

#### BEDROOM FOUR

12' 1" x 8' 9" (3.68m x 2.67m) Large velux window to the rear, central heating radiator and a walk-in storage cupboard that gives access to a large under-eaves storage area that runs the full width of the house.

#### BEDROOM FIVE

17' 7" x 9' 6" (5.36m x 2.9m) Large velux window to the front elevation, access to the eaves, laminate flooring and a central heating radiator.

#### EXTERNAL

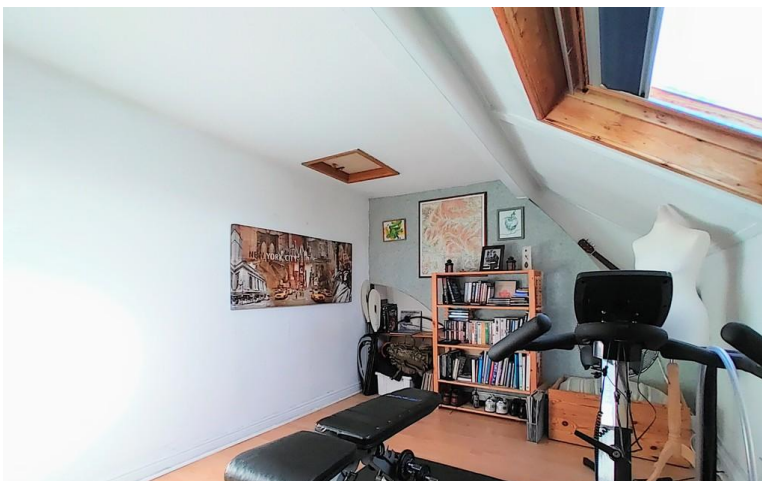
To the front of the property is a patio area with feature stone work, flower-bed, mature hedging and a wrought iron gate. To the rear is a superb patio garden with cobblestone style patio, part stone wall with wooden fencing for added privacy. The rear gate leads to a cobbled access road where parking is available. There is also on-road parking directly in front of the house on Thornton Road.

#### 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+)		
<b>A</b>		
(81-91)		
<b>B</b>		85
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	55	
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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