



[www.whitneys.co.uk](http://www.whitneys.co.uk)

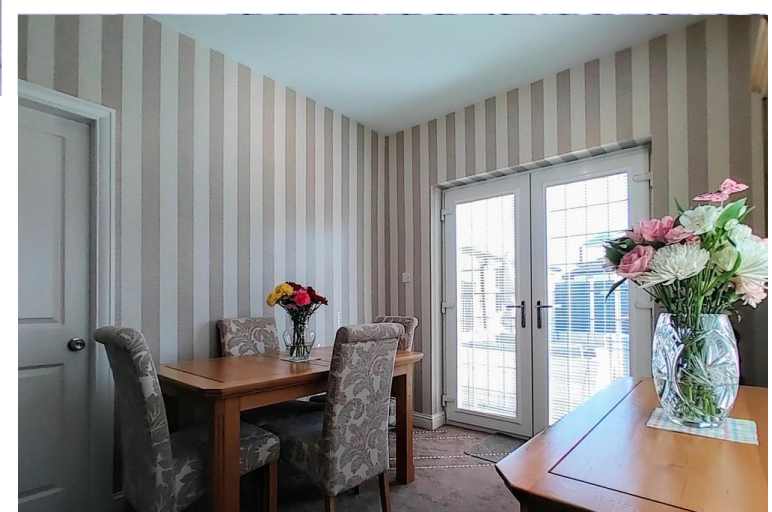
**1231 Thornton Road**

- TWO BEDROOM SEMI BUNGALOW
- LARGE LOFT ROOM
- WELL PRESENTED
- QUALITY FIXTURES & FITTINGS

**£238,000**

EPC Rating '50'





## Property Description

\*\* IMMACULATE TWO BEDROOM SEMI-DETACHED BUNGALOW \*\* LARGE LOFT ROOM \*\* SUPERB REAR GARDEN WITH HOT-TUB \*\* PRESENTED TO A HIGH STANDARD THROUGHOUT \*\* Whitney's are delighted to bring to the market this semi-detached bungalow in Thornton that must be viewed internally to be fully appreciated. Sold with NO CHAIN and benefitting from; log burner stove, open plan kitchen & dining room, utility room, garage with remote doors, electric car charging point, large attic room, low maintenance gardens, open outlook to the front, alarm system, plus much more. Briefly comprising of; Entrance Hall, Lounge, Kitchen, Dining Room, Utility Room, Bedroom (currently used as a dressing room), Bathroom, Master Bedroom and an overall Attic Room. Gardens front & rear, Drive-way and Garage.

### ENTRANCE HALL

A composite entrance door leads into the hallway. Wood effect laminate flooring, central heating radiator, stairs off to the first floor and doors off to the lounge, kitchen, bathroom and both bedrooms.

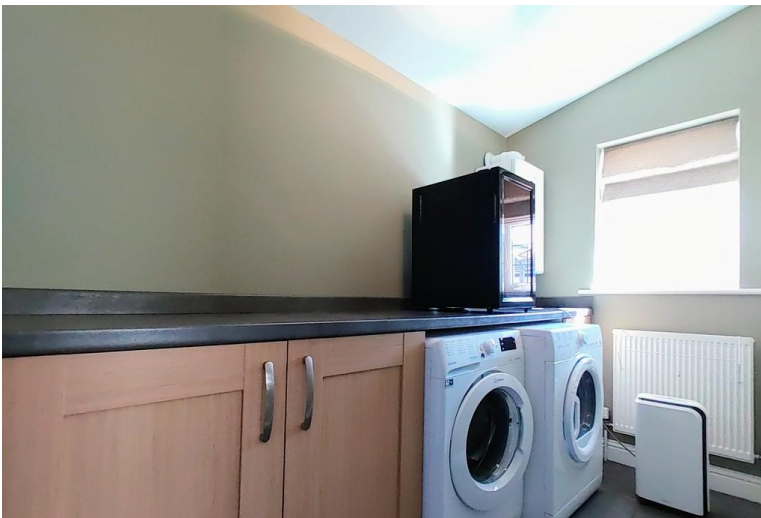


#### LOUNGE

13' 4" x 11' 3" (4.06m x 3.43m) Bay window to the front elevation with a pleasant open aspect. Cast iron log burner stove set in a brick recess and a central heating radiator.

#### KITCHEN

11' 5" x 10' 9" (3.48m x 3.28m) Fitted with a good range of base and wall units, laminated work surfaces and complimentary splash-back tiling. Stainless steel circular sink & drainer with mixer tap, plumbing for a dishwasher and an integrated electric oven, gas hob and extractor canopy above. There are two windows to the side elevation, wood effect laminate flooring and an opening to the Dining Room. Central heating radiator.

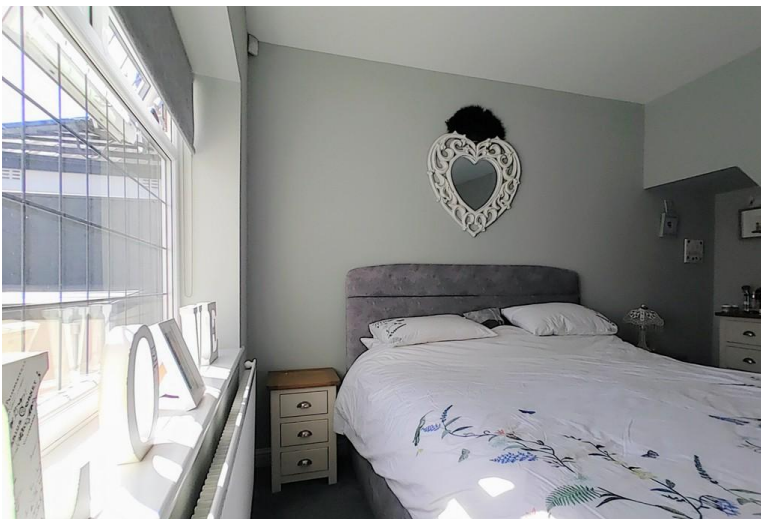


#### DINING ROOM

10' 2" x 8' 4" (3.1m x 2.54m) Window to the side elevation and French doors leading out to the rear garden. Door to the Utility Room.

#### UTILITY ROOM

9' 7" x 4' 7" (2.92m x 1.4m) Fitted with base units and laminated work surface, plumbing for a washing machine and space for a tumble dryer. Central heating boiler and a window to the rear.



#### BEDROOM ONE

11' 3" x 10' 2" (3.43m x 3.1m) Central heating radiator and a window to the rear elevation overlooking the garden.

#### BEDROOM TWO

8' 9" x 7' 9" (2.67m x 2.36m) Currently used as a fully fitted dressing room, with a good range of fitted wardrobes with sliding doors. Window to the front elevation and a central heating radiator.

#### BATHROOM

A modern, fully tiled bathroom suite comprising of a large walk-in shower enclosure with glass screen and rainfall shower, rectangular wash-basin set in a vanity unit with storage below and a push-button WC. Underfloor heating, LED bathroom mirror, window to the side elevation and an extractor fan.



#### FIRST FLOOR LOFT ROOM

18' 1" x 13' 8" (5.51m x 4.17m) A spacious attic room, currently used as an occasional bedroom and benefitting from a large velux window and several eaves storage cupboards. Central heating radiator.



#### EXTERNAL

To the front of the property is a tiered, low maintenance garden with pebble and slate areas. The shared driveway leads down the side of the house to the garage. The property is elevated from the roadside and affords a good degree of privacy and an open outlook to the front. At the rear is a fantastic enclosed garden with paved patio areas, artificial grass, gravel area and a pergola with a hot-tub that is included in the sale. There is also a Mediterranean style BBQ with chimney and an electric door leading to the garage.



#### GARAGE

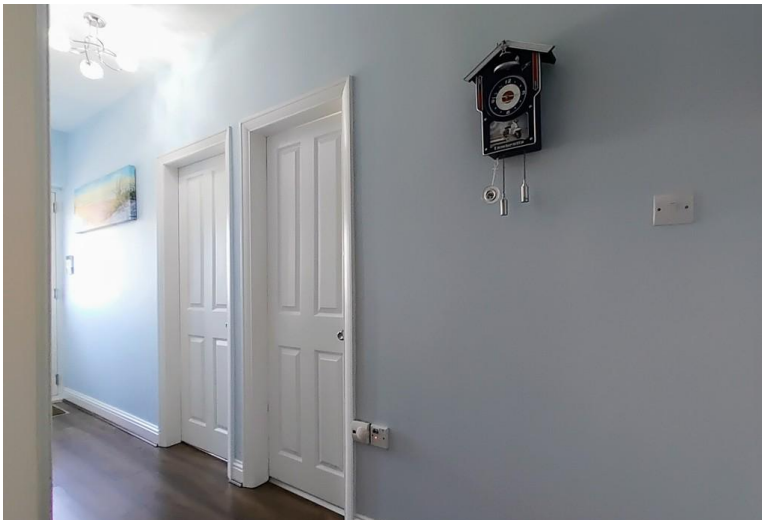
Single detached garage with power, light, UPVC window and two electric remote control doors; one from the driveway and another from the garden.

#### PLEASE NOTE

The property could be sold part-furnished, if required.

#### 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.

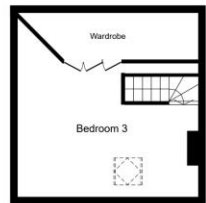


**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

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



Ground Floor



First Floor

1231 Thornton Road, Thornton, Bradford, BD13 3BE NOT TO SCALE For layout guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		78
D	(55-68)		
E	(39-54)	50	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

11 Green End  
Clayton  
Bradford  
West Yorkshire  
BD14 6BA

www.whitneys.co.uk  
sales@whitneys.uk.com  
01274880019

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