



5 Allerton Lane

- TWO BEDROOM COTTAGE
- END OF TERRACE
- LARGE CORNER PLOT
- DRIVEWAY FOR SEVERAL CARS

£160,000

EPC Rating '65'





Property Description

**** EXTENDED CHARACTER COTTAGE ** DRIVEWAY FOR 4 CARS+ ** GOOD-SIZED REAR GARDEN ** OPEN OUTLOOK ** LARGE CELLAR ROOM ** NO CHAIN ****
This attractive property in Thornton is set on a large corner plot and benefits from character features, rural views, plenty of private parking, gas central heating, double glazing and offers further potential. Available with vacant possession and briefly comprising of: Entrance Hall, Dining Kitchen, Lounge, Cellar, First Floor Landing, Two Bedrooms & Bathroom. Gardens to the side and rear, plus two driveways to the front.

ENTRANCE HALL

Stairs lead off to the first floor, coat hooks, central heating radiator and a door to the dining kitchen.



KITCHEN/DINER

17' 2" x 14' 11" (5.23m x 4.55m) Windows to the front and rear, ample space for dining and doors off to the cellar, rear garden and the lounge. Fitted with base and wall units, laminated work surfaces and splash-back wall tiling. Rangemaster oven with two ovens, grill, wok burner, four gas rings and a plate warmer. Plumbing for a washing machine, Belfast sink with mixer tap and exposed beams to the ceiling.

LOUNGE

16' 4" x 10' 5" (4.98m x 3.18m) The Lounge is a side extension to the property and benefits from a high sloping ceiling, exposed beam and a window to the front, side and rear elevations. Central heating radiator.

CELLAR

16' 3" x 10' 5" (4.95m x 3.18m) A good-sized basement room with good head-height, power and light. There is also a further small storage room with the original stone shelving.

FIRST FLOOR

Landing area with a feature exposed stone wall, open spindle balustrade and a window to the rear elevation with open views. Central heating radiator.

BEDROOM ONE

11' 3" x 11' 0" (3.43m x 3.35m) Window to the front elevation and a central heating radiator.

BEDROOM TWO

11' 3" x 6' 1" (3.43m x 1.85m) Window to the rear elevation and a central heating radiator.

BATHROOM

A fully tiled bathroom suite comprising of a panelled bath with shower tap attachment, pedestal washbasin and a low flush WC. Tiled floor, central heating radiator and a window to the front elevation.

EXTERNAL

To the front of the property is a cobbled driveway for two cars and further driveway with gate to the side for an additional 2-3 cars. Another large gate at the side leads to a lawned area that opens to the back garden. To the rear is a decked area, artificial grass and a low maintenance gravel area. Fenced boundary and open field beyond.





PURCHASE DETAILS:

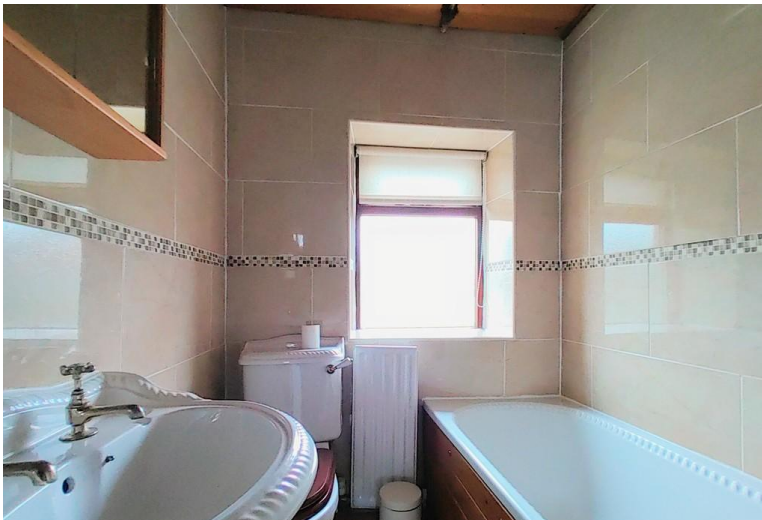
Please note that the services & appliances have not been tested & the property is sold on that basis.

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.



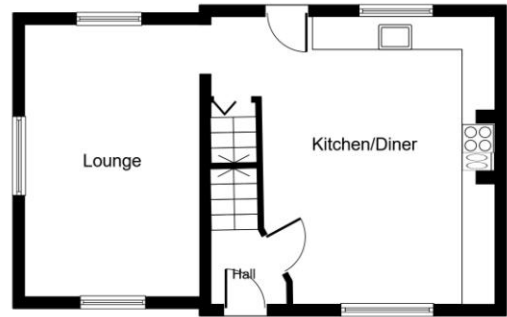
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MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



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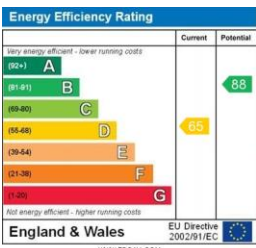


Ground Floor



First Floor

5 Allerton Lane, Thornton, Bradford, BD13 3DL NOT TO SCALE For layout guidance only



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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 are 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