

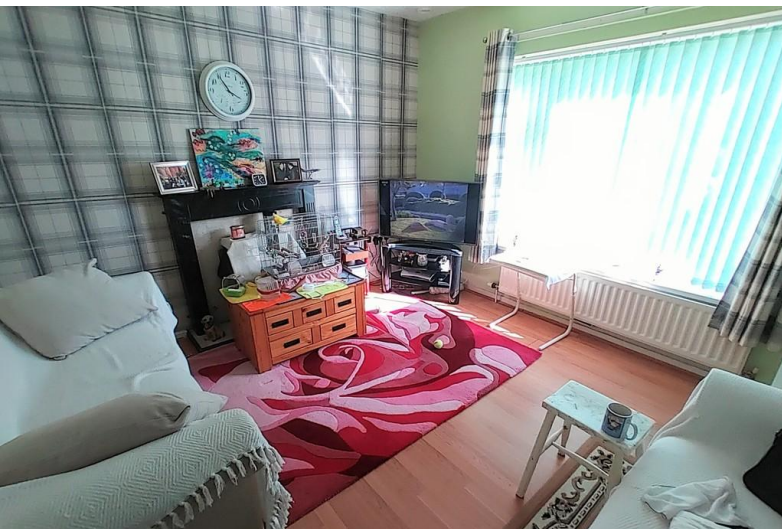


## 23 Thurston Gardens

- TWO BEDROOM SEMI DETACHED
- EX-LOCAL AUTHORITY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

**£125,000**

EPC Rating '60'



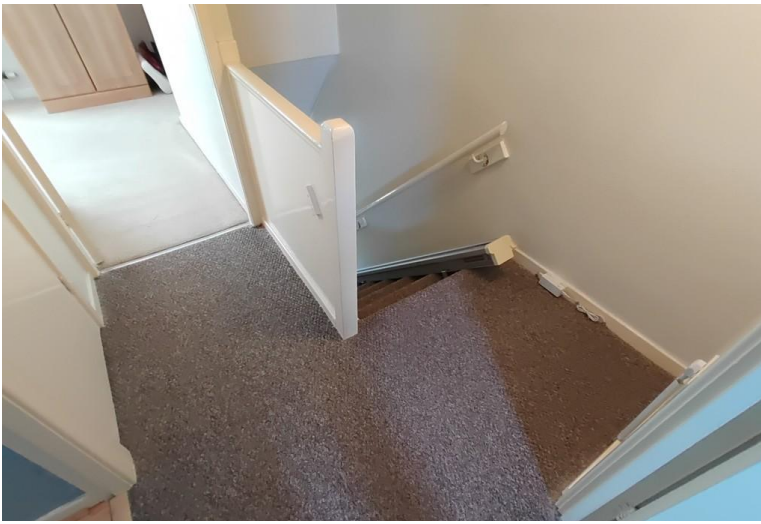


## Property Description

**\*\* TWO BEDROOM SEMI DETACHED \*\* EX-LOCAL AUTHORITY \*\* GAS CENTRAL HEATING & UPVC DOUBLE GLAZING \*\* OFF-ROAD PARKING \*\* GARDENS TO THREE SIDES \*\*** Situated in a cul-de-sac position in Allerton, is this spacious two bedroom semi detached property offering great potential. Early is viewing advised. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, First Floor - Two Bedrooms & Bathroom. The master bedroom is over 17' long, has two windows, and may be suitable to split, subject to the required regulations and approvals.

### ENTRANCE HALL

The front entrance door leads into the hallway with stairs off to the first floor, central heating radiator and door to the living room.



#### LOUNGE

13' 6" x 13' 0" (4.11m x 3.96m) Window to the front elevation, central heating radiator and a fireplace housing a living flame gas fire. Door to the kitchen.

#### KITCHEN/DINER

17' 1" x 8' 9" (5.21m x 2.67m) A good-sized kitchen with windows to both the side and rear elevations. Fitted with a range of base and wall units, laminated work surfaces and splash-back wall tiling. Gas cooker point, washing machine plumbing and a stainless steel sink. There is a door to the rear garden and a useful under-stairs storage cupboard.

#### FIRST FLOOR

Landing area with access to the loft space, airing cupboard and doors off to the bedrooms and bathroom.



#### BEDROOM ONE

17' 3" x 9' 4" (5.26m x 2.84m) Two windows to the front elevation, airing cupboard and a central heating radiator.

#### BEDROOM TWO

12' 0" x 8' 7" (3.66m x 2.62m) A double bedroom with window to the rear and a central heating radiator.

#### BATHROOM

9' 0" x 5' 5" (2.74m x 1.65m) A three piece bathroom suite comprising of a panelled bath with thermostatic shower over, pedestal washbasin and a WC. Two windows to the rear elevation.



#### EXTERNAL

To the front of the property is a gated driveway for one car, lawn, flowerbeds and access to the side of the house. At the rear is an enclosed garden, mainly laid to lawn, with a garden shed, flowerbeds and paved areas.

#### 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.



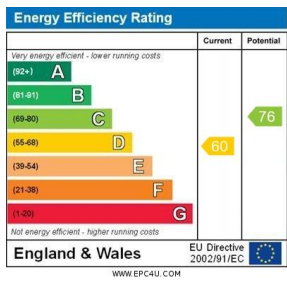
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**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



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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