



**711 Thornton Road**

- MODERN END TOWN HOUSE
- DECEPTIVELY SPACIOUS
- FOUR DOUBLE BEDROOMS
- MASTER ENSUITE

**£229,950**

**EPC Rating '71'**



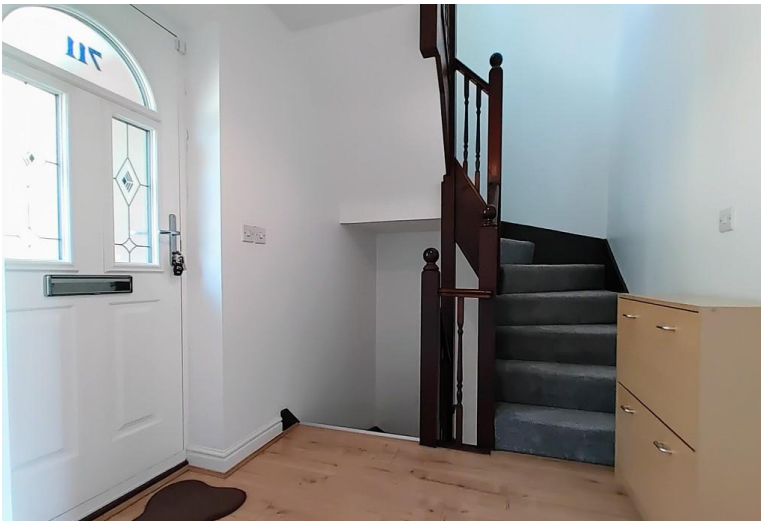


## Property Description

This SUPERB FAMILY HOME in Thornton must be viewed! Benefitting from FOUR DOUBLE BEDROOMS, RURAL VIEWS, MODERN FITTED KITCHEN, SOUTH-FACING GARDENS, ALARM, DRIVE & GARAGE, plus so much more! The property is well presented throughout and has access easy access to country walks, village amenities, schools and the Great Northern Railway Trail. This property really has to be viewed internally to fully appreciate the size, gardens and pleasant views. There is more floor space in this property than most modern four-bedroom detached houses. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, WC, Four Double Bedrooms, Ensuite, Family Bathroom. Gardens, Driveway and Garage to the rear. Arrange your viewing ASAP.

### LOWER GROUND FLOOR

Inner hallway with doors off to the WC, Lounge and Dining Kitchen. Stairs to the ground floor and a central heating radiator.



#### LOUNGE

16' 5" x 10' 10" (5m x 3.3m) Granite fireplace and a modern inset living flame gas fire with a brushed steel surround. Central heating radiator, TV point and a window to the rear elevation.

#### KITCHEN/DINER

18' 5" x 8' 2" (5.61m x 2.49m) Modern fitted kitchen with a good range of base and wall units, laminate work surfaces and brickwork style wall tiling. Integrated dishwasher, four ring gas hob, electric oven and a chimney style extractor above. Designated dining space, vertical radiator and French doors leading out to the rear garden. Wood effect laminate flooring and the central heating boiler that has just been serviced.

#### WC

Low flush WC, pedestal wash basin, extractor and a central heating radiator.

#### GROUND FLOOR

##### ENTRANCE HALL

A composite entrance door leads in to the hallway with stairs off to the first floor and lower ground floor. Doors to bedrooms one and two.



##### BEDROOM ONE

16' 6" x 10' 10" (5.03m x 3.3m) A good sized master bedroom with en-suite, French doors & Juliet balcony with lovely views and a central heating radiator.

##### ENSUITE

Shower enclosure with glass door, pedestal wash basin and a low flush WC. Window to the side elevation, extractor fan, tiled floor and a chrome heated towel rail.



##### BEDROOM TWO

17' 7" x 8' 4" (5.36m x 2.54m) Currently used as a second sitting room. Windows to the front and rear elevations and a central heating radiator.

#### FIRST FLOOR

Window to the front elevation, central heating radiator and a useful storage cupboard. Doors to bedrooms three & four and the bathroom.

##### BEDROOM THREE

14' 4" x 10' 9" (4.37m x 3.28m) Fitted mirror wardrobes with sliding doors, central heating radiator and a window to the rear with open views.

##### BEDROOM FOUR

10' 8" x 9' 3" (3.25m x 2.82m) Central heating radiator and a window to the rear with open views.





#### BATHROOM

A modern fully tiled bathroom consisting of a double width walk-in shower enclosure with rainfall shower and hand held attachment, panelled bath with shower attachment, push button WC and a wash basin set in a vanity unit with storage below. Window to the front elevation, underfloor heating, chrome heated towel rail and ceiling spotlights.

#### EXTERNAL

To the front of the property is a low maintenance walled garden and steps to the side that lead down to the rear garden. To the side of the property is a good sized shed with power and light. To the rear is an enclosed south-facing garden with patio, lawn and a decked seating area. A gate leads to the parking area and a single garage with remote electric door, power and light. The garage and driveway can be accessed via Camomile Court to the rear.



#### 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
	99
A	
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
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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