



## 56 West Lane

- THREE BEDROOM SEMI-DETACHED
- RURAL VIEWS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

**£185,000**  
EPC Rating '66'







## Property Description

**\*\* THREE BEDROOM SEMI DETACHED \*\* ELEVATED POSITION WITH OPEN VIEWS \*\* GARDENS FRONT & REAR \*\* GARAGE & OFF-ROAD PARKING \*\***

Whitney's are pleased to offer for sale this spacious semi detached property at the top of West Lane, boasting open rural views, new boiler, UPVC DG and a fitted dining-kitchen. Located in a convenient position with easy access to amenities in Thornton Village, schools and open countryside. Briefly comprising of: Entrance Hall, Living Room, Dining-Kitchen, First Floor Landing, Three Bedrooms & Bathroom. Gardens, Garage & Driveway.

### ENTRANCE HALL

A UPVC entrance door leads into a hallway with doors off to the lounge & kitchen and stairs to the first floor.



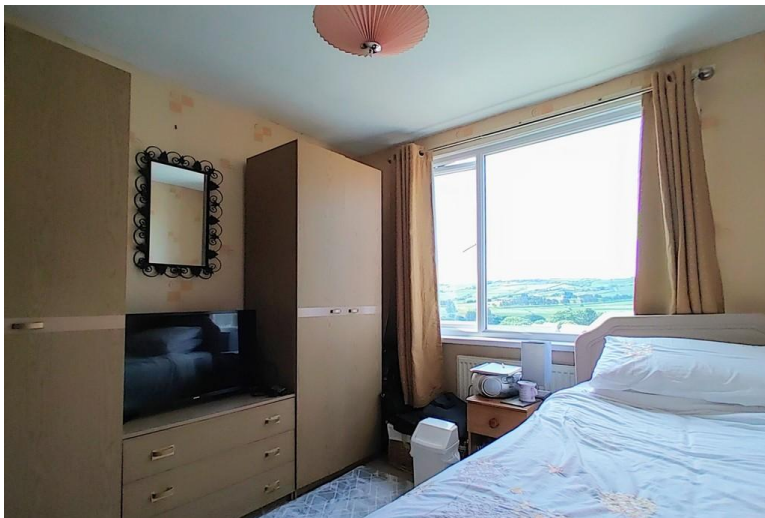


#### LOUNGE

15' 7" x 13' 5" (4.75m x 4.09m) Bay window to the front elevation making the most of the pleasant outlook. Modern living-flame coal effect gas fire with a polished chrome trim set in a marble fireplace. Central heating radiator.

#### KITCHEN/DINER

15' 7" x 9' 9" (4.75m x 2.97m) Fitted with a range of base and wall units, laminated work surfaces and tiled splashbacks. A window looks over the rear garden and there is a further window to the side. Stainless steel sink & drainer, fitted gas hob, electric double oven and extractor above. Useful pantry cupboard under the stairs, central heating radiator and ample space for dining. The new Worcester central heating boiler is located in the kitchen and was replaced this year. Central heating radiator.



#### FIRST FLOOR LANDING

9' 8" x 5' 8" (2.95m x 1.73m) Doors off to all rooms and access to the loft space via a drop-down ladder.

#### BEDROOM ONE

15' 4" x 9' 3" (4.67m x 2.82m) Fitted wardrobes, window to the rear and a central heating radiator.

#### BEDROOM TWO

10' 0" x 9' 8" (3.05m x 2.67m) Window to the front elevation and a central heating radiator.



#### BEDROOM THREE

10' 0" x 6' 6" (3.05m x 1.98m) Window to the front elevation and a central heating radiator.

#### BATHROOM

A modern shower room comprising of a corner shower cubicle with electric shower, pedestal washbasin and push-button WC. Fully tiled walls and an aqua-board ceiling with spotlight. Heated towel rail and a window to the side elevation.

#### EXTERNAL

To the front of the property is an open-plan driveway and lawned garden with flowerbeds and mature shrubs. Steps at the side of the property lead to the front door. At the rear is the garage and a pleasant, enclosed garden with lawn, flowerbeds and is well planted with mature shrubs/trees. Outside tap.

#### GARAGE

Single detached garage with 'up and over' door.







## **PURCHASE DETAILS:**

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

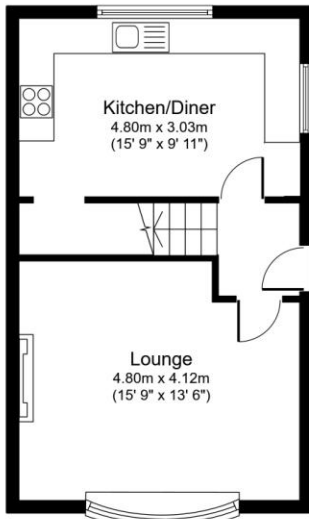
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and 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.

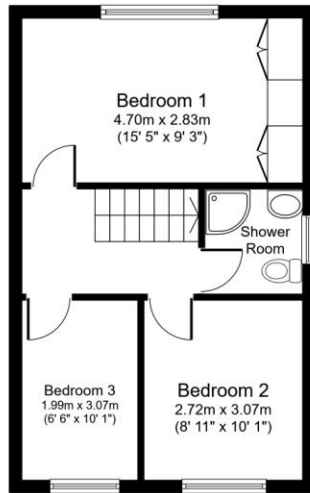
**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

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





Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(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	

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.