



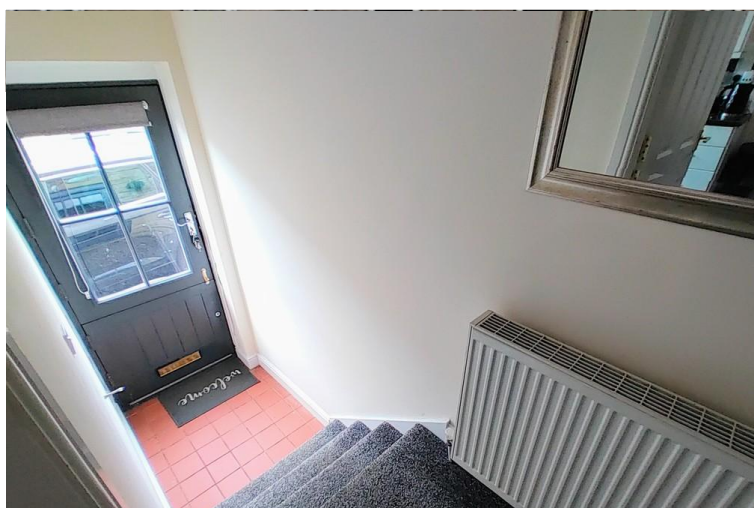
**10 John Street**

- MID-TOWNHOUSE
- THREE/FOUR BEDROOMS
- ONE/TWO RECEPTION ROOMS
- GAS CENTRAL HEATING

**£165,000**

**EPC Rating '76'**





## Property Description

**\*\* THREE/FOUR BEDROOM TOWNHOUSE \*\* SET ACROSS THREE FLOORS \*\* FLEXIBLE LAYOUT \*\* TWO BATHROOMS PLUS GROUND FLOOR WC \*\*** Whitney's are pleased to offer for sale this deceptively spacious, modern townhouse in the heart of Thornton village. Offering family sized, well presented accommodation. On the ground floor there is a dining kitchen and useful reception room with bi-fold doors to the rear, (currently used as a gym/storage) and a ground floor WC. This room could be utilised as a living room or 4th bedroom if required. On the first floor there is a double bedroom, bathroom and a living room which again, could be used as a fourth bedroom. To the second floor there are two further double bedrooms and a shower room. Small garden space to the rear and on-road parking to the front. Handily located on a quiet street, yet seconds away from the amenities in Thornton village.



#### ENTRANCE HALL

The front door leads into a split level hallway with stairs off to the first floor and a door to the dining kitchen.

#### KITCHEN/DINER

13' 2" x 9' 7" (4.01m x 2.92m) Fitted with a range of base and wall units, laminated working surfaces and tiled splashbacks. Integrated electric oven, gas hob and extractor fan. Stainless steel sink & drainer and plumbing for a dishwasher. There is designated dining space along with a central heating radiator and window to the front elevation.



#### RECEPTION ROOM

16' 1" x 13' 1" narrowing to 9' 8" (4.9m x 3.99m) This room was previously an integral garage but has been fully converted. The current owners use the room as a gym space and for storage. There is a useful utility area with plumbing for a washing machine, space for a tumble dryer and work surface with fitted wall cupboards. Bi-fold doors to the rear along with a UPVC door and access to a ground floor WC.

#### WC

Low flush WC, hand washbasin and a central heating radiator.

#### FIRST FLOOR

Landing area with modern glass balustrade and stairs to the second floor.



#### LOUNGE

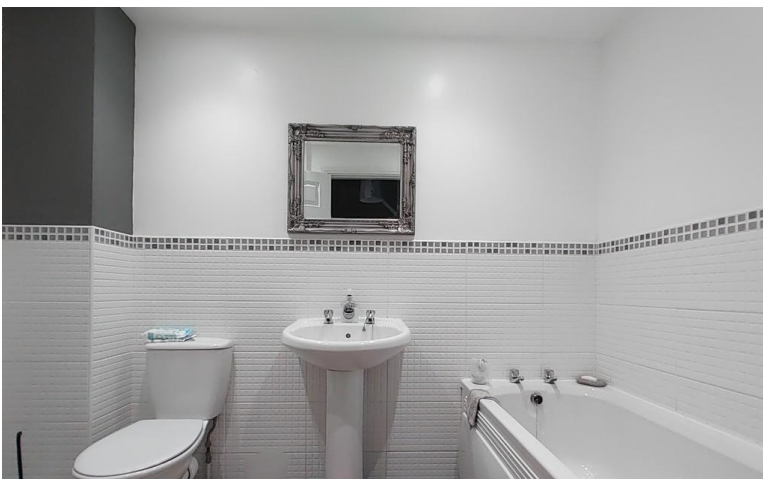
12' 8" x 10' 3" (3.86m x 3.12m) Window to the front elevation, TV point and a central heating radiator.

#### BEDROOM

12' 9" x 9' 9" (3.89m x 2.97m) Windows to the rear elevation, TV point and a central heating radiator.

#### BATHROOM

A modern white bathroom suite comprising of a panelled bath, pedestal washbasin and push-button WC. Part-tiled walls, radiator, spotlights and an extractor fan.



#### SECOND FLOOR

Glass balustrade and access to the loft space.

#### BEDROOM

13' 0" x 9' 8" (3.96m x 2.95m) Two Velux windows with integrated black-out blinds and a central heating radiator.

#### BEDROOM

12' 9" x 10' 5" (3.89m x 3.18m) Two Velux windows with integrated black-out blinds, fitted double wardrobe and a central heating radiator.



#### **SHOWER ROOM**

Corner shower cubide with sliding doors and a thermostatic shower, pedestal washbasin and a push-button WC. Part-tiled walls, extractor fan and ceiling spotlights.

#### **EXTERNAL**

The front of the property is pavement lined with on-street parking. To the rear is a small, low maintenance patio with decking, high fence and garden gate.



#### **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.



19 John Street, Thornton, Bradford, BD13 3J5 NOT TO SCALE For layout guidance only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	76	86
EU Directive 2002/91/EC		
England & Wales		

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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