



## 30a Wicken Lane

- END TOWNHOUSE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SEMI-RURAL LOCATION

**£184,500**

EPC Rating '75'





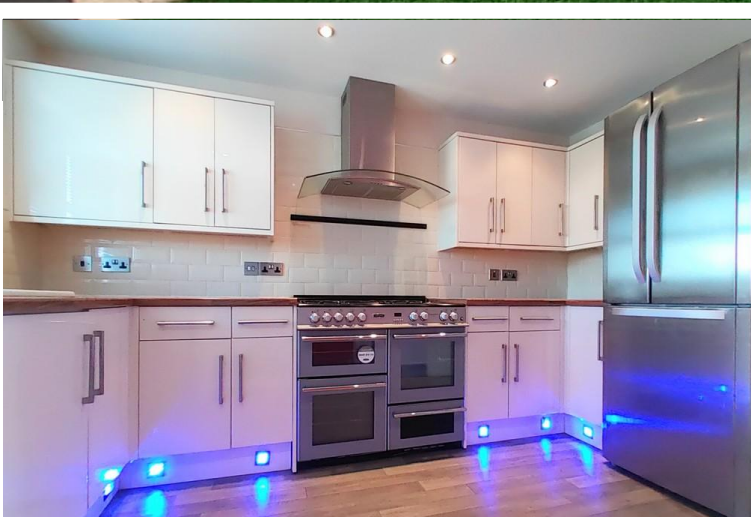


## Property Description

**\*\* LOCATION, LOCATION, LOCATION! \*\* SUPERB TWO BEDROOM END TOWNHOUSE \*\* DELIGHTFUL RURAL VIEWS \*\* TWO RECEPTION ROOMS \*\* JULIET BALCONY \*\* ENSUITE \*\*** We are expecting a high demand for this modern townhouse boasting with rural views to the front and rear, off-road parking, two reception rooms, ground floor WC, plus so much more! Available with no chain and further benefitting from a semi-rural location with open countryside on the door-step and village amenities within easy reach. Briefly comprising of: Entrance Hall, Dining Kitchen, WC, Lounge, Sitting Room, first floor - two Bedrooms, Master Ensuite & a family Bathroom. Off-road parking to the front and an enclosed garden to the rear. The second sitting room could be utilised as a ground floor/third bedroom if required.  
**\*\*AVAILABLE WITH NO CHAIN \*\***

### ENTRANCE HALL

The front entrance door leads in a hallway with stairs off to the first floor, alarm control panel, door to the kitchen and a central heating radiator.







#### KITCHEN

12' 2" x 8' 9" (3.71m x 2.67m) A modern, well fitted kitchen with a food range of fitted base and wall units, laminated working surfaces and complimentary splashback wall tiling. Double range oven with five gas rings, plate warmer, double oven and separate grill with extractor above. Integrated dishwasher, window to the front and a central heating radiator. Spotlights to the ceiling and kick-board LED lighting.

#### INNER HALL

Access to the WC, Utility and Sitting Room.

#### WC

A handy ground floor WC with extractor and a chrome heated towel rail.

#### UTILITY ROOM

Small under-stairs utility area with washing machine plumbing and coat rack.

#### SITTING ROOM

11' 10" x 11' 9" (3.61m x 3.58m) From the sitting room double doors lead to a second reception room and French doors lead out to the rear garden. Three wall light points and two central heating radiators.

#### LIVING ROOM

23' 1" x 9' 8" (7.04m x 2.95m) A generous sized side-extension offering a versatile space that could be used as a ground floor bedroom or perhaps for home-working. There are windows to the front and side plus French doors to the rear garden. Three wall light points and two central heating radiators.



#### FIRST FLOOR

Landing area with open spindle balustrade and loft access.

#### LOFT

Accessed via a drop-down ladder from the landing. Part-boarded floor and housing the central heating boiler.

#### BEDROOM ONE

11' 10" x 9' 9" (3.61m x 2.97m) French doors open to a Juliet balcony enjoying the superb open views. Two wall light points and a central heating radiator.

#### ENSUITE

A small ensuite shower room with a corner shower cubicle and a thermostatic shower, push button WC and a wall mounted washbasin.

#### BEDROOM TWO

11' 10" x 6' 10" (3.61m x 2.08m) Window to the front enjoying open views across recreation ground and beyond. Central heating radiator and a useful storage cupboard.





#### BATHROOM

A modern fully tiled bathroom comprising of a 'P' shape bath with thermostatic rainfall shower over, glass shower screen, pedestal washbasin and a low flush WC. Window to the side elevation, spotlights and extractor fan. Chrome heated towel rail.

#### EXTERNAL

To the front of the property is an off-road parking space and further on-road parking. At the rear is an enclosed garden with a raised decking area, paved patio and artificial grass. Fenced boundary and open rural views.



#### 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.





30a Wickens Lane, Thornton, Bradford, BD13 3PB NOT TO SCALE For layout guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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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