



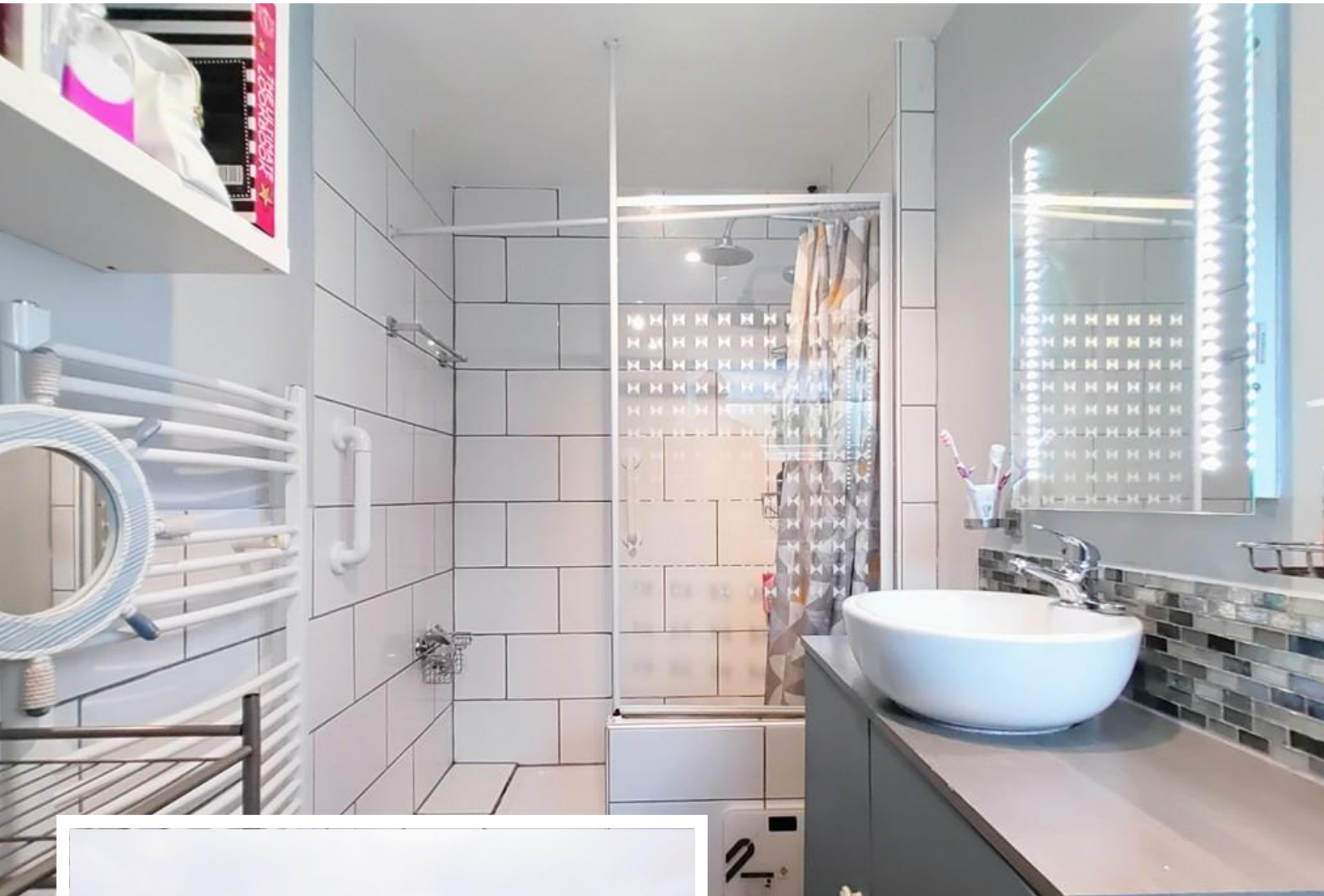
80 Sapgate Lane

- FOUR BEDROOM MID-TERRACE
- DECEPTIVELY SPACIOUS
- SPLIT-LEVEL ACCOMMODATION
- GAS CENTRAL HEATING

£180,000

EPC Rating '63'





Property Description

**** FOUR BEDROOM TERRACE PROPERTY ****
DECEPTIVELY SPACIOUS ** SPLIT-LEVEL LAYOUT **
RURAL VIEWS ** GAS CH & UPVC DG ** EN-SUITE
BEDROOM ** This interesting, deceptively spacious property in Thornton is set in a good position and boasts family-sized accommodation and delightful rural views. Early viewing is recommended. Briefly comprising of: Entrance Hall, Bathroom and fourth Bedroom with WC, a few steps down to the Lounge & Kitchen with Utility and to the first floor there are three good-sized bedrooms. Garden front & rear and off-road parking. Four bedroom properties of this size; in this price bracket are rare in Thornton, be quick with this one!

ENTRANCE HALL

The front door leads into a spacious hall with a high sloping ceiling. Stairs lead off to the first floor from this level, and there are doors to the fourth bedroom with WC, a walk-in storage cupboard and the family bathroom. A few steps down takes you to the lounge and kitchen. Central heating radiator.





LOUNGE

15' 1" x 13' 9" (4.6m x 4.19m) A bright and spacious reception room with a floor to ceiling window and French doors leading to the rear garden. Two wall light points and a central heating radiator.

KITCHEN

11' 0" x 10' 4" (3.35m x 3.15m) A fitted kitchen with a range of base and wall units, laminated working surfaces and tiled splashbacks. Circular stainless steel sink and drainer with pot-washer tap, eye-level double electric oven, electric hob and extractor. Integrated fridge and freezer, central heating radiator, window and a barn door to the rear.



UTILITY ROOM

Utility cupboard with washing machine plumbing, space for a tumble dryer and wall shelving.

LANDING

First floor landing area with access to three bedrooms and a storage cupboard.

BEDROOM ONE

14' 0" x 10' 4" (4.27m x 3.15m) Window to the rear elevation and a central heating radiator.

BEDROOM TWO

13' 9" x 8' 4" (4.19m x 2.54m) Window to the rear elevation, large fitted wardrobe/storage and a central heating radiator.



BEDROOM THREE

10' 2" x 6' 5" (3.1m x 1.96m) Window to the rear elevation and a central heating radiator.

BEDROOM FOUR

13' 1" x 8' 6" (3.99m x 2.59m) A convenient ground floor bedroom with its own WC and washbasin. Window to the front elevation, fitted storage cupboards and a central heating radiator.

WC

Push-button WC and a modern rectangular washbasin with mixer tap and storage below.



FAMILY BATHROOM

9' 8" x 7' 1" narrowing to 4' 10" (2.95m x 2.16m) A modern bathroom with a walk-in rainfall shower, bowl style washbasin and a push-button WC. Window to the front elevation and a heated towel rail.

EXTERNAL

To the front of the property is an off-road parking space and a lawn area with mature plants and shrubs. To the rear is an enclosed garden with fenced boundary, paved patio area and a lower lawned level. Open views to the rear.



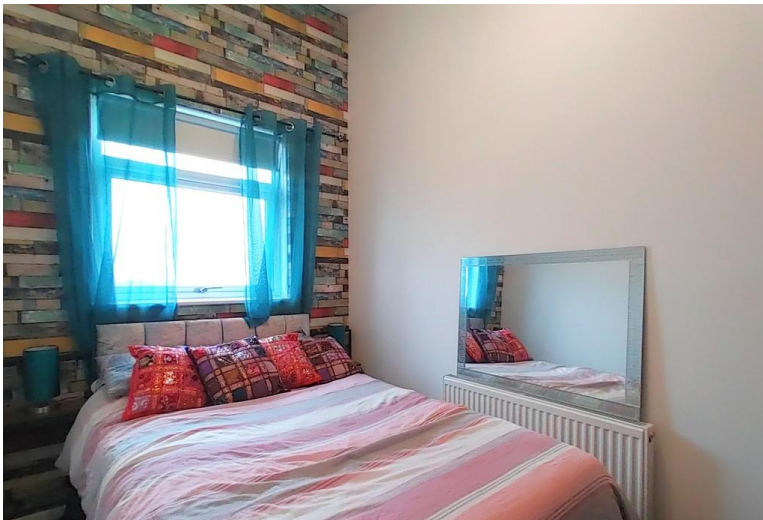
PURCHASE DETAILS:

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



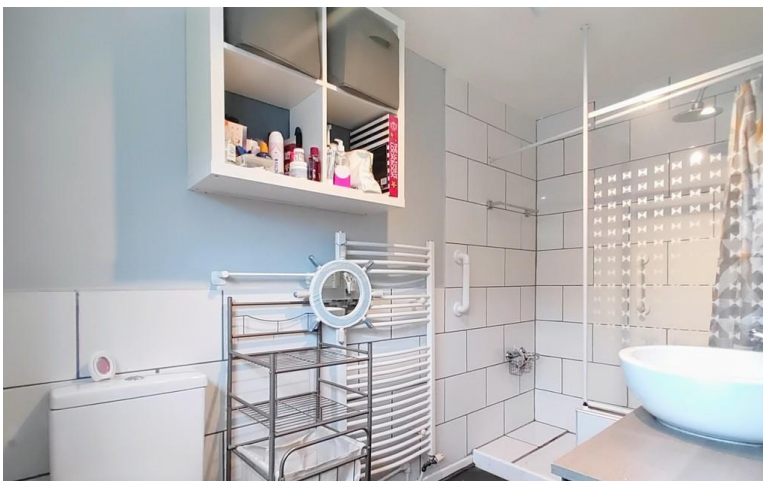
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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.