



55 Old Road

- THREE BEDROOM MID-TERRACE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- WELL MAINTAINED

£165,000
EPC Rating '61'





Property Description

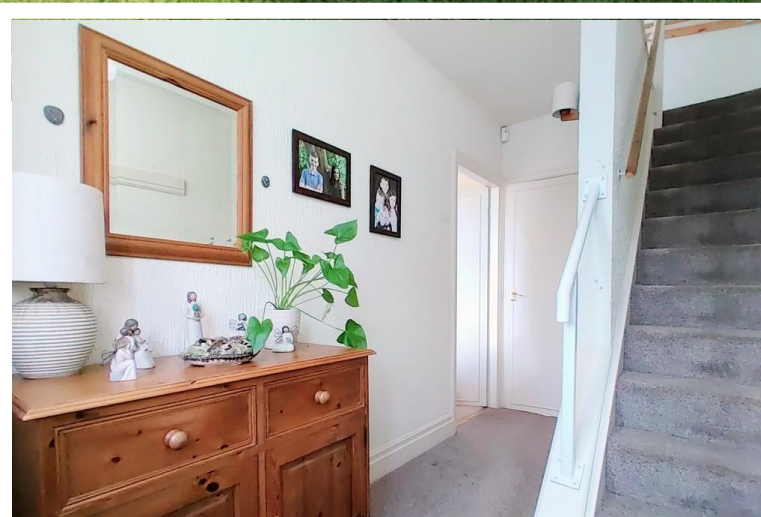
**** WELL PRESENTED THREE BEDROOM TOWNHOUSE
** DELIGHTFUL REAR GARDEN ** OPEN VIEWS **
CONSERVATORY ** MODERN BATHROOM ** OFF-
ROAD PARKING **** This much loved property will tick all the boxes for family buyers and is well presented throughout. Popular Thornton location with schools and amenities close by, along with a loft space with a Velux window offering further potential. Briefly comprising of: Porch, Entrance Hall, Lounge, Dining Kitchen, Conservatory, Three Bedrooms, Loft Room & Bathroom. Off-road parking to the front and a superb, large rear garden.

PORCH

Front entrance porch with UPVC door and windows.

ENTRANCE HALL

11' 5" x 6' 1" (3.48m x 1.85m) Stairs lead off to the first floor and there are doors off to the lounge and dining kitchen. Central heating radiator and alarm control panel.





LOUNGE

13' 9" x 9' 5" (4.19m x 2.87m) Bay window to the front elevation, central heating radiator and an electric coal effect fire.

KITCHEN/DINER

15' 8" x 9' 9" (4.78m x 2.97m) An open plan kitchen area and designated dining space. Two windows to the rear elevation and a door to the conservatory. The kitchen area comprises of a good range of fitted base and wall units, laminated working surfaces and complimentary splash-back wall tiling. Plumbing for a washing machine, integrated electric oven, four ring gas hob and extractor canopy. Ceiling spotlights, central heating radiator and a useful under-stairs storage cupboard.



CONSERVATORY

8' 3" x 6' 8" (2.51m x 2.03m) A white UPVC conservatory with a sliding patio door leading to the rear garden, tiled floor and a central heating radiator.

FIRST FLOOR

Landing area with open spindle balustrade and access to the loft via a drop-down ladder.

BEDROOM ONE

11' 5" x 9' 7" (3.48m x 2.92m) Fitted three door wardrobes, central heating radiator and a window to the front affording an open outlook across fields.



BEDROOM TWO

10' 3" x 9' 6" (3.12m x 2.9m) Three double wardrobes with cupboards above, central heating radiator and a window to the rear enjoying views of the garden.

BEDROOM THREE

8' 6" x 5' 10" (2.59m x 1.78m) Window to the front, fitted cupboard and a central heating radiator.

BATHROOM

A modern, fully tiled bathroom comprising of a panelled bath with thermostatic shower over and a folding glass screen, push-button WC and a washbasin set in a modern vanity unit with storage below. Ceiling spotlights, central heating radiator and window to the rear elevation.





EXTERNAL

To the front of the property is a gated driveway with parking for one car, paved patio area and flowerbeds with mature shrubs. To the rear is a long, well maintained garden comprising of several patio seating areas, water feature, well-planted flowerbeds with a good variety of plants and flowering shrubs, lawn area and a garden shed. A superb, enclosed and safe place for children, pets and enjoying the good weather!

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 | 61 | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| Not energy efficient - higher running costs | | |
| G | | |

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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