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40 North Cliffe Drive

- THREE BEDROOM SEMI-DETACHED
- CONVERTED ATTIC ROOM
- MODERN KITCHEN & BATHROOM
- MODERN NEUTRAL DECOR

£180,000

EPC Rating '67'



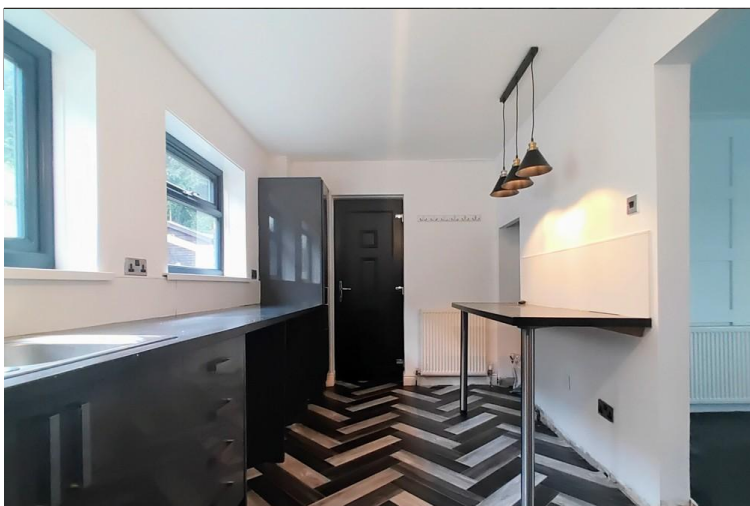


Property Description

**** THREE BEDROOM SEMI DETACHED ** CONVERTED ATTIC ROOM ** MODERN KITCHEN & BATHROOM ** GARDENS & DRIVEWAY **** This well presented family home is sold with NO CHAIN and benefits from new UPVC windows and doors, modern neutral decor, some new flooring, gardens and off-road parking. Early viewing advised. Briefly comprising of: Lounge, Dining Kitchen, First Floor - Three Bedrooms & Bathroom, Attic Room, Gardens & Driveway. Located close to Thornton village and its amenities, and within catchment for local schools.

LOUNGE

13' 4" x 12' 9" (4.06m x 3.89m) UPVC door and bay window to the front elevation, feature panelled wall and a media wall with shelving, electric fire and a wall TV point. Central heating radiator and stairs to the first floor.





KITCHEN/DINER

16' 4" x 7' 9" (4.98m x 2.36m) Fitted with a range of modern base and wall units in a grey gloss finish, laminated working surfaces and PVC splashbacks. Fitted breakfast bar, electric oven, gas hob and chimney style extractor above. Under-stairs store area housing the central heating boiler and gas & electric meters. Central heating radiator, two windows to the rear elevation and a side entrance door.

FIRST FLOOR

Landing area with a window to the side elevation and a drop-down ladder to the loft room.

BEDROOM ONE

10' 9" x 9' 5" (3.28m x 2.87m) Window to the rear and a central heating radiator.



BEDROOM TWO

10' 1" x 9' 5" (3.07m x 2.87m) Window to the front and a central heating radiator.

BEDROOM THREE

6' 8" x 6' 6" (2.03m x 1.98m) Window to the side and a central heating radiator.



ATTIC ROOM

16' 3" x 10' 2" (4.95m x 3.1m) Restricted head height. Window to the side elevation, roof window and a central heating radiator. Decorated and carpeted.

FAMILY BATHROOM

A modern fully tiled bathroom comprising of a panelled bath with centre taps, shower cubicle with a glass sliding door and electric shower, pedestal washbasin and WC. Chrome heated towel rail and a window to the rear elevation.

EXTERNAL

To the front of the property is a raised, paved patio with fence boundary and access to an open plan driveway providing off-road parking. A fence and gate to the side of the house leads to the rear garden that is tiered and consists of several paved patio seating areas.





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.



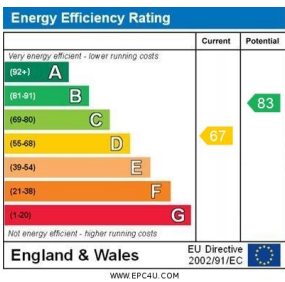
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MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



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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.