



200 Hill Top Road

- THREE BEDROOM COTTAGE
- SEMI-DETACHED
- RURAL LOCATION
- OPEN VIEWS

£220,000
EPC Rating '38'



FOR ILLUSTRATION PURPOSES ONLY

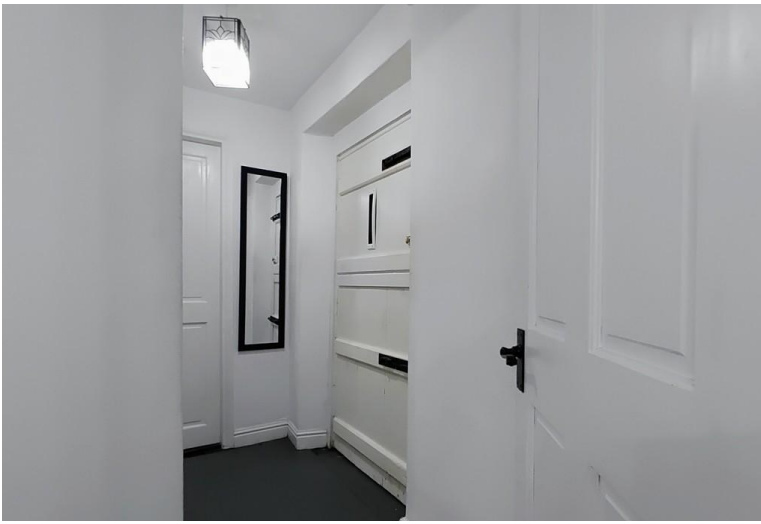


Property Description

**** THREE BEDROOM CHARACTER COTTAGE ** RURAL THORNTON LOCATION ** 1/3 ACRE GARDEN ** UTILITY ROOM & OFFICE **** This double fronted Georgian cottage is steeped in history and character features! Set in a desirable location just off Hill Top Road and benefitting from a large enclosed garden with view over open fields, offering further potential. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, Cellar, Office/Store, Utility, Three Bedrooms, master with Ensuite and a family Bathroom. We are expecting a high demand for this desirable property, please register your interest with us ASAP.

ENTRANCE HALL

Stairs lead off to the first floor, tiled floor and doors to the lounge and dining kitchen.



KITCHEN/DINER

13' 7" x 13' 1" (4.14m x 3.99m) A characterful kitchen with exposed beams, original fireplace recess and a white enamel sink and drainer. Fitted with a range of base and wall units, tiled working surfaces and tiled splash-backs. Two windows to the front elevation and a central heating radiator.

LOUNGE

13' 3" x 11' 9" (4.04m x 3.58m) Exposed beams and windows to both the front and rear elevations. Original stone fireplace recess with a cast iron solid fuel stove and stone hearth. Central heating radiator.



OFFICE/LOBBY

8' 1" x 5' 7" (2.46m x 1.7m) Accessed from the kitchen and offering an ideal home-working space or additional storage. A fixed ladder leads to a small loft space and a door leads to the utility area.

UTILITY

8' 8" x 8' 5" (2.64m x 2.57m) Fitted with open shelving, working surface and cupboard. Stainless steel sink, plumbing for a washing machine and a door to the rear.

CELLAR

A small cellar space, accessed from the kitchen and offering additional storage space.



FIRST FLOOR

BEDROOM ONE

13' 8" x 12' 3" (4.17m x 3.73m) Windows to both the front and rear elevations, central heating radiator and a door to the ensuite.

ENSUITE

Three piece white bathroom suite comprising of a panelled bath with electric shower over, glass folding shower screen, WC and a washbasin with mixer tap. Fully tiled walls and an extractor fan.

BEDROOM TWO

12' 5" x 9' 5" (3.78m x 2.87m) Window to the front elevation and a central heating radiator.

BEDROOM THREE

8' 0" x 6' 2" (2.44m x 1.88m) Window to the side elevation, central heating radiator and distant views across the garden and beyond.



BATHROOM

A modern white bathroom suite comprising of a free standing roll-top bath with an electric shower over, washbasin with mixer tap set on a washstand and a WC. Chrome heated towel rail, aqua-board ceiling and open shelving.

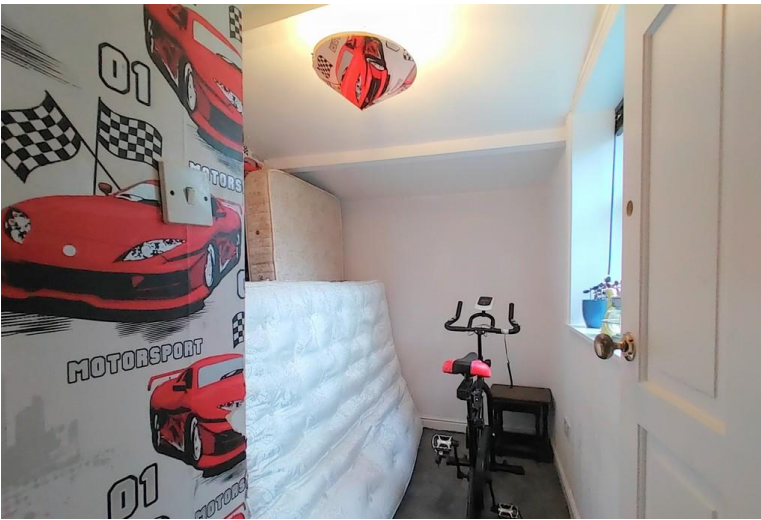


EXTERNAL

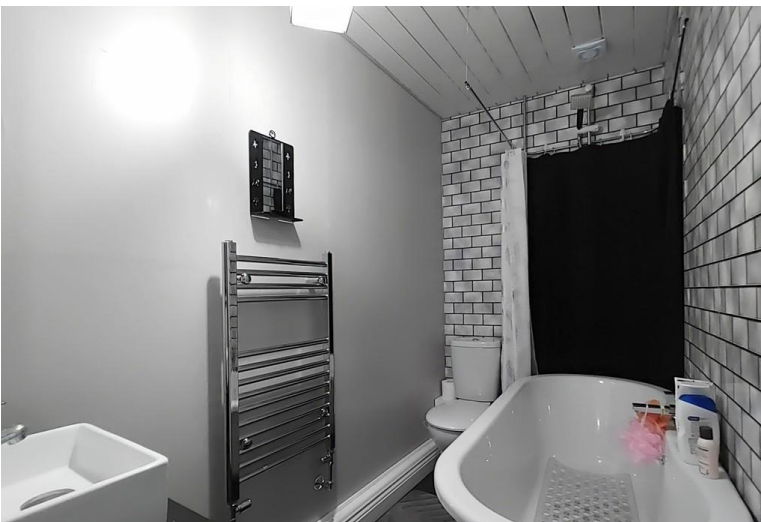
The front of the property is pavement lined. A shared pathway leads down the side of the property to the rear entrance door and a garden gate leads through to the large enclosed garden space. The garden is approx. 1/3 acre and consists of a level piece of land with stone wall/fence boundary, lawned area, pond, paved seating areas, garden shed, flowerbeds and a static caravan that can be removed if the new owner wishes. Open views across farmland and countryside beyond.

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.

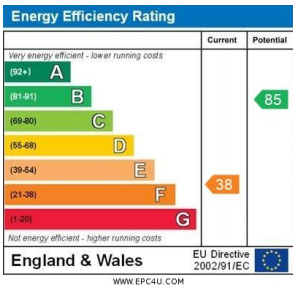


VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

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.





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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