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**12 Thornaby Drive**

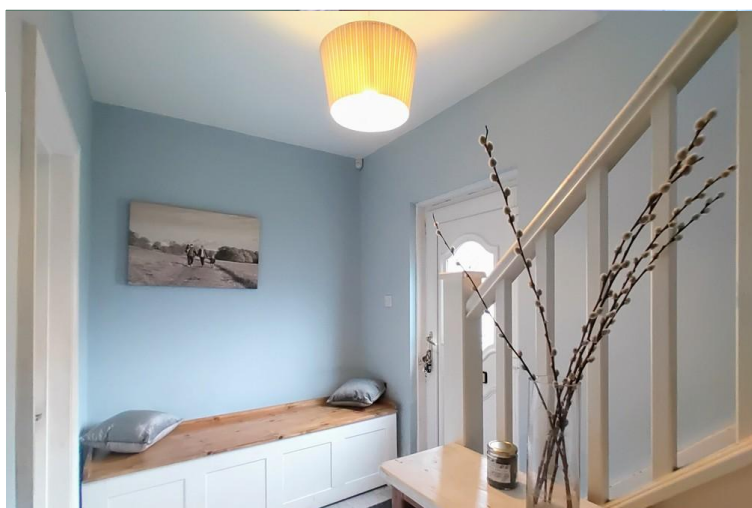
- THREE BEDROOM END TERRACE
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

**£150,000**

**EPC Rating '69'**







## Property Description

**\*\* THREE BEDROOM END TOWNHOUSE \*\* WELL PRESENTED \*\* IMPRESSIVE GARDENS \*\* OFF-ROAD PARKING \*\* TWO RECEPTION ROOMS \*\*** Whitney's are pleased to offer for sale this spacious ex-local authority property in Clayton, benefitting from a landscaped rear garden, three good-sized bedrooms, two reception rooms, gas central heating & UPVC double glazing. Situated in a popular position and being close to transport links, local schools and village amenities. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms & Bathroom. Gardens front & rear and off-road parking.

### ENTRANCE HALL

9' 10" x 6' 1" (3m x 1.85m) Stairs lead off to the first floor, laminate flooring and doors to the lounge and dining room.



#### LOUNGE

13' 4" x 12' 1" (4.06m x 3.68m) Fireplace with a modern surround, granite inlay and plinth and a living flame gas fire. Central heating radiator. A large window looks over the rear garden.

#### DINING ROOM

11' 5" x 9' 5" (3.48m x 2.87m) Window to both the front and side elevations, laminate flooring, central heating radiator and a useful under-stairs storage cupboard with a window.

#### KITCHEN

11' 1" x 7' 9" (3.38m x 2.36m) Fitted kitchen with a range of base and wall units, laminated working surfaces and splashback tiling. Integrated electric oven, gas hob and extractor above. Tiled floor, washing machine plumbing, window to the side elevation and a rear door leading to the garden.



#### FIRST FLOOR

Landing area with a window to the front elevation, airing cupboard and access to the loft space.

#### BEDROOM ONE

12' 12" x 10' 4" (3.96m x 3.15m) Window to the rear elevation, central heating radiator and a walk-in cupboard/wardrobe.



#### BEDROOM TWO

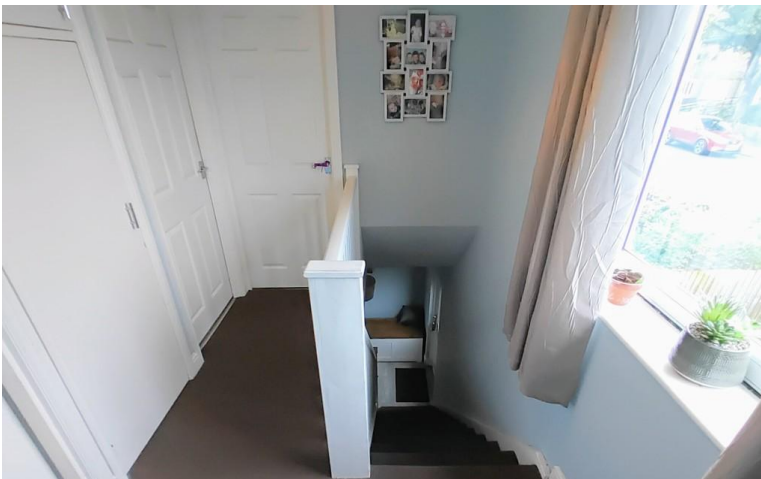
13' 6" x 9' 5" (4.11m x 2.87m) Window to the rear elevation, central heating radiator and a walk-in cupboard/wardrobe.

#### BEDROOM THREE

9' 2" x 8' 9" (2.79m x 2.67m) Window to the front elevation, central heating radiator and a storage cupboard.

#### BATHROOM

Windows to both the side and front elevations, and a three piece bathroom suite comprising of a panelled bath with an electric shower over, pedestal washbasin and a WC.



#### EXTERNAL

The property has recently had the front and rear gardens landscaped. To the front is a tarmac driveway providing off-road parking, lawn and flowerbeds. A path to the side leads to a large enclosed rear garden, mainly laid to lawn, with a paved patio seating area and a summerhouse/garden shed.





## 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.



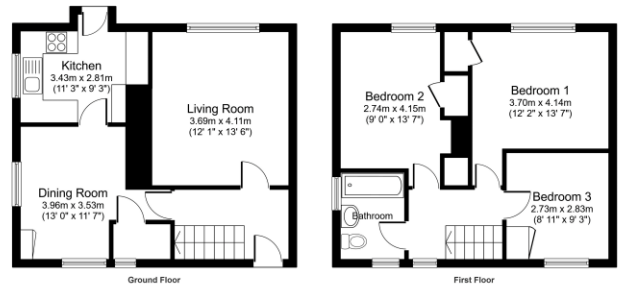
**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.



**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			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)	69	82
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

11 Green End  
 Clayton  
 Bradford  
 West Yorkshire  
 BD14 6BA

www.whitneys.co.uk  
 sales@whitneys.uk.com  
 01274880019

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