



69 Sapgate Lane

- TWO BEDROOM END TERRACE
- GOOD-SIZED GARDENS
- ELEVATED POSITION
- RURAL VIEWS

£120,000

EPC Rating '58'





Property Description

**** ATTENTION BUILDERS & INVESTORS ** TWO BEDROOM END TERRACE ** GOOD-SIZED GARDENS FRONT & REAR ** OFF-ROAD PARKING SPACE ****
Offered for sale with NO CHAIN is this attractive end terrace property in Thornton, requiring modernisation but offering great potential! Situated in an elevated position with rural views and a quaint cobbled road setting, close to the Bronte birthplace. On the ground floor is a living room and a dining-kitchen with a door out to a very long rear garden. To the first floor are two bedroom and a bathroom. The property has a gas combi-boiler installed, but most of the radiators will require re-connecting. Further benefitting from a small off-road parking space, front garden and a stone built outhouse with a slate roof, secure door and a window. Pleasant open aspect to the front and a desirable village location. Early viewing advised.

ENTRANCE HALL

The front door leads into a small hallway with stairs off to the first floor and door to the lounge.



LOUNGE

13' 5" x 11' 8" (4.09m x 3.56m) Wall mounted gas fire, window to the front elevation and a central heating radiator. Useful under-stairs storage cupboard and a door to the kitchen.

KITCHEN/DINER

14' 9" x 7' 7" (4.5m x 2.31m) Fitted with base and wall units, stainless steel sink and plumbing for a washing machine. Original fireplace recess, central heating radiator and a window to the rear elevation. Exterior door leading to steps up to the garden.

FIRST FLOOR

Split-level landing area with a storage cupboard housing the central heating boiler.

BEDROOM ONE

15' 0" MAX. x 10' 6" (4.57m x 3.2m) Two windows to the front elevation, fitted wardrobe, the original stone fireplace and open distant views.

BEDROOM TWO

8' 9" x 7' 9" (2.67m x 2.36m) Window to the rear elevation and the original stone fireplace.

BATHROOM

8' 5" x 5' 8" (2.57m x 1.73m) A white bathroom suite comprising of a panelled bath with electric shower over, pedestal washbasin and WC. Window to the rear elevation.

EXTERNAL

To the front of the property is a small off-road parking space and a long garden consisting of paved seating areas, flowerbeds, and a substantial stone-built outhouse with a slate roof, window and secure door. To the rear of the property is a further long, tiered garden, somewhat overgrown, but mainly laid to lawn, with mature shrubs and trees.

FREEHOLD

COUNCIL TAX BAND B

PROBATE SALE



Due to re plastering all radiators on first have been disconnected.



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.



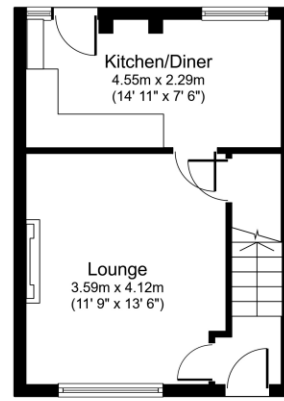
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MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

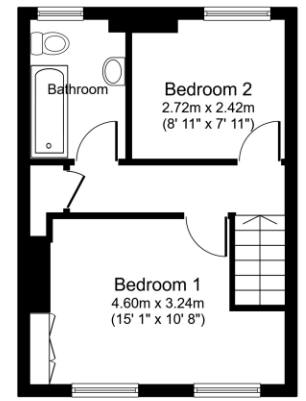


RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





Ground Floor



First Floor

Created using Vision PlotIt

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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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