

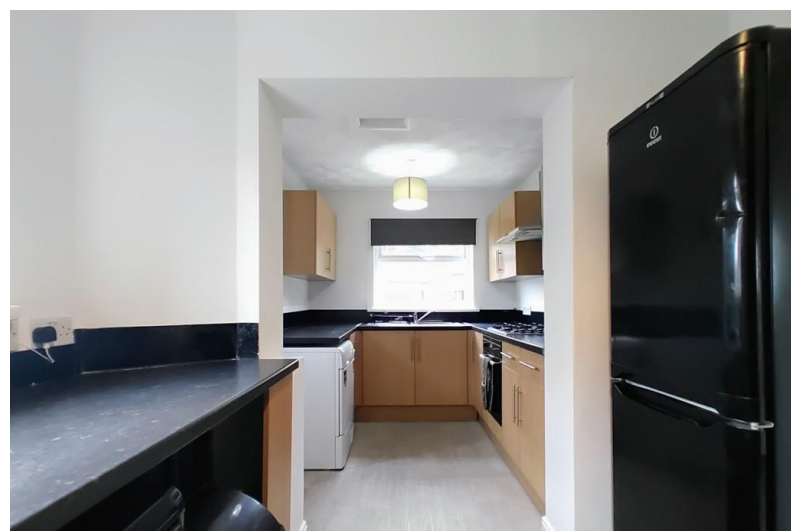


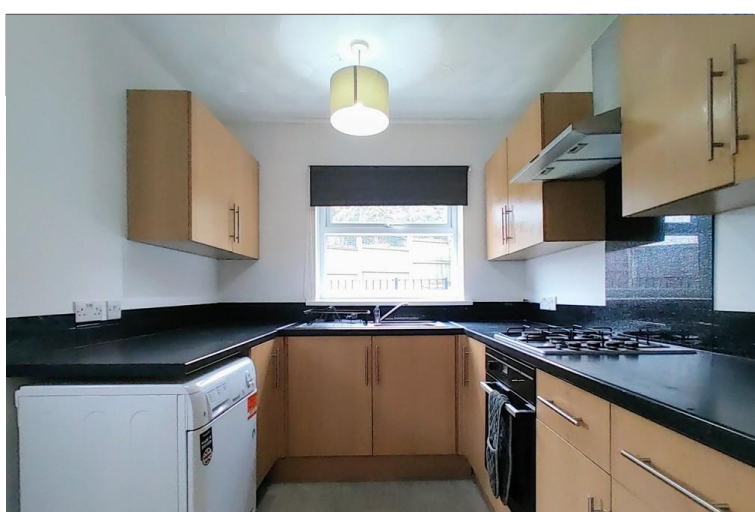
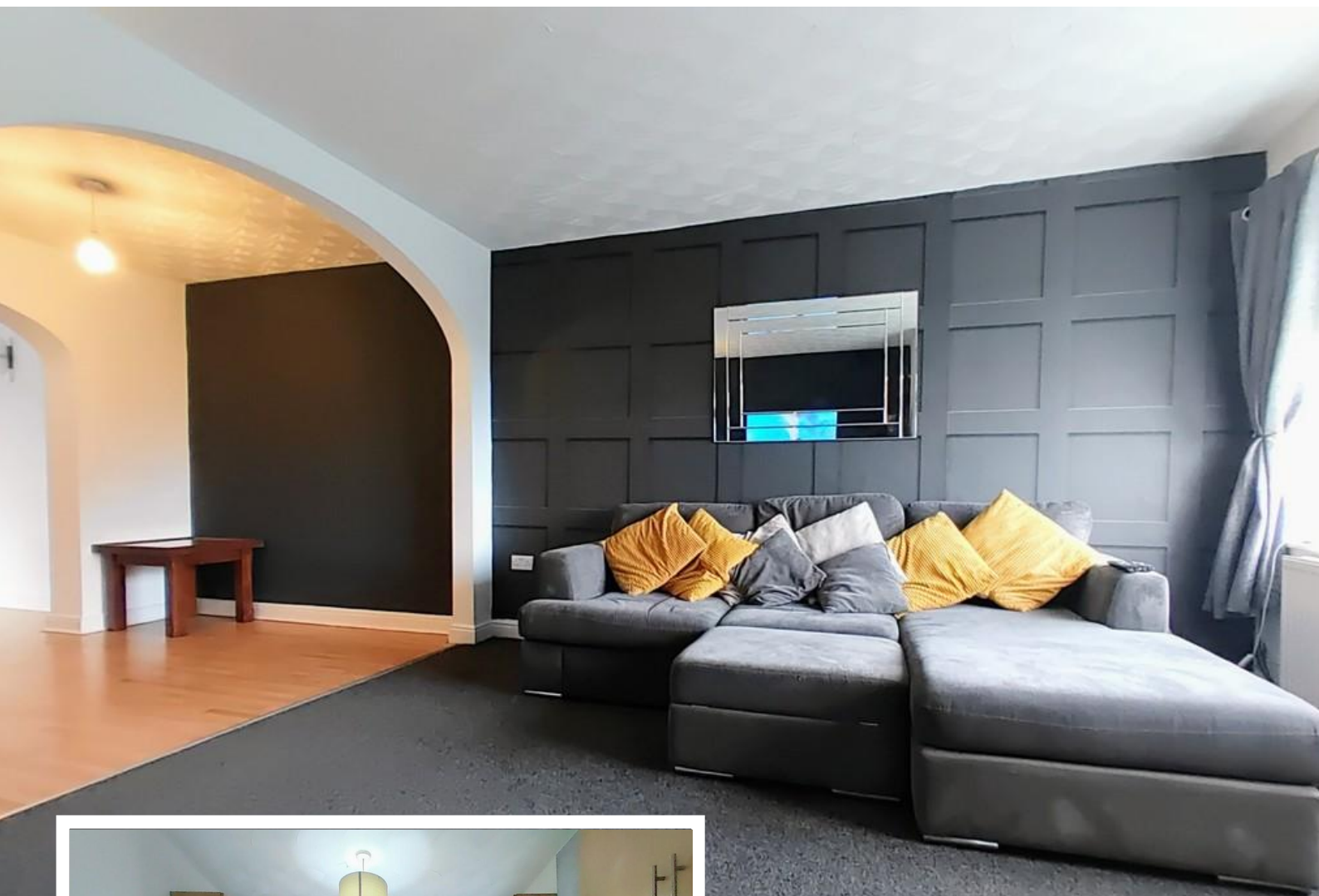
50 North Cliffe Drive

- THREE BEDROOM SEMI-DETACHED
- EXTENDED TO THE REAR
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

£185,000

EPC Rating '54'





Property Description

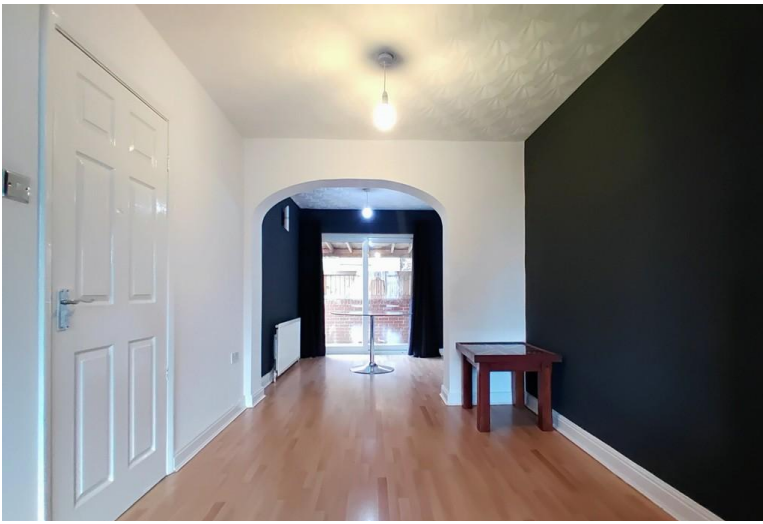
**** EXTENDED THREE BEDROOM SEMI-DETACHED **
CONVERTED LOFT ROOM ** ELEVATED POSITION **
GARDENS FRONT & REAR **** This spacious semi-detached in Thornton has a ground floor extension, creating a larger kitchen and dining room, driveway to the side and a detached garage providing further storage. Available with NO CHAIN and briefly comprising of: Entrance Hall, Lounge, extended Dining Room, extended Kitchen, first floor landing, three Bedrooms, Bathroom and a Loft Room accessed via a drop-down ladder. Gardens, Garage & off-road parking.

PORCH

3' 3" x 6' 6" (1m x 2m) White UPVC porch with a door to the hallway.

ENTRANCE HALL

Stairs off to the first floor, central heating radiator and an opening to the lounge.



LOUNGE

13' 3" x 12' 9" (4.04m x 3.89m) Window to the front elevation, central heating radiator and being open to the dining room.

DINING ROOM

8' 4" x 7' 10" (2.54m x 2.39m) Laminate flooring and being open to both the lounge and a further extension.

DINING ROOM EXTENSION

8' 1" x 7' 8" (2.46m x 2.34m) Laminate flooring, central heating radiator and sliding patio doors leading out on to a covered decking area.



KITCHEN

17' 0" x 7' 7" (5.18m x 2.31m) Fitted with a range of base and wall units, laminated working surfaces and tiled splashback. Integrated electric oven, gas hob and extractor. Plumbing for a washing machine and dishwasher, stainless steel sink & drainer, and the central heating boiler. Windows to both the side and rear elevations and a side entrance door. Useful understairs storage cupboard and a central heating radiator.

FIRST FLOOR LANDING

Open spindle balustrade, window to the side elevation and a hatch to the loft space.



BEDROOM ONE

10' 7" x 10' 0" (3.23m x 3.05m) Window to the front elevation, central heating radiator and two double fitted wardrobes.

BEDROOM TWO

8' 9" x 8' 2" (2.67m x 2.49m) Window to the rear elevation, central heating radiator and a double fitted wardrobe with cupboards above.

BEDROOM THREE

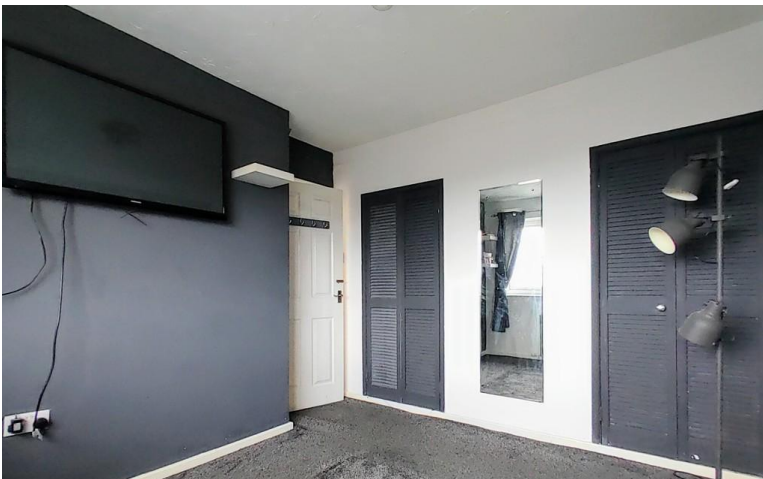
7' 0" x 7' 0" (2.13m x 2.13m) Window to the side elevation and a central heating radiator.

BATHROOM

A modern bathroom suite comprising of a 'P' shape bath with glass screen and a thermostatic rainfall shower, rectangular washbasin with storage below and a push-button WC. Window to the rear elevation, aqua-board walls and inset spotlighting.

LOFT ROOM

Accessed via a drop-down ladder from the landing. Window to the side elevation, Velux roof window, decorated and carpeted.





EXTERNAL

To the front of the property are steps leading up to the porch and a rockery style garden. A driveway to the side provides off-road parking and leads to a detached garage providing further storage. (Please note - the garage door has been replaced with a standard size entrance door, so not currently suitable for a car). To the rear is an enclosed garden with a paved patio area, a covered decking area and a raised lawn with a child's treehouse/den.

FREEHOLD

COUNCIL TAX BAND C



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)		81
C	(69-80)		
D	(55-68)		
E	(39-54)	54	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 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.