



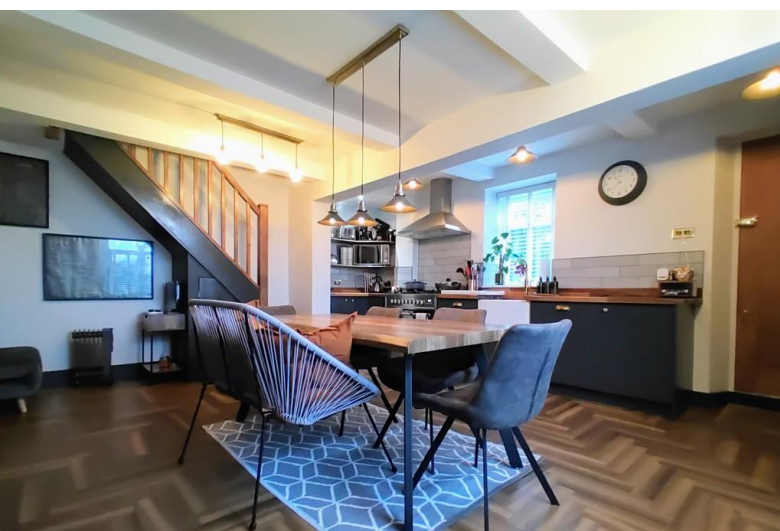
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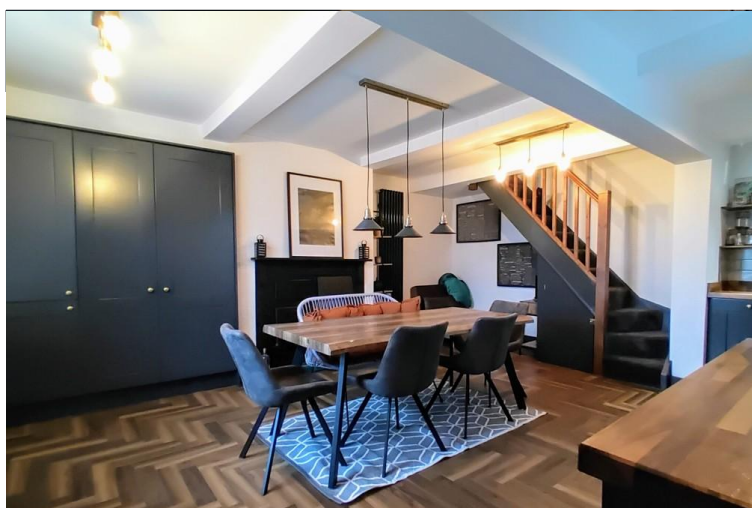
16 Dole Street

- TWO BEDROOM COTTAGE
- WELL PRESENTED
- GAS CENTRAL HEATING
- WOOD DOUBLE GLAZING

£145,000

EPC Rating '66'





Property Description

**** STUNNING TWO BEDROOM CHARACTER COTTAGE**
**** SET OVER THREE FLOORS ** OPEN RURAL VIEWS**
**** SUPERB KITCHEN-DINER ** UTILITY ROOM & WC**
**** This impressive corner terrace property in Thornton simply has to be viewed to be fully appreciated! Stylishly appointed, very well maintained and enjoying views across countryside. Briefly comprising of: Ground Floor - Kitchen-Diner, First Floor - Lounge, Hallway & Utility Room, Second Floor - two Bedrooms & Bathroom. Small garden area to the front. This really is a special property and we're expecting a high demand. Early viewing is advised!**

GROUND FLOOR

KITCHEN/DINER

17' 7" x 16' 1" (5.36m x 4.9m) A hardwood exterior door leads directly into the kitchen that enjoys character features such as the original cast iron range, beamed ceiling and a herringbone laminate floor.



The kitchen area consists of fitted base and wall units with butchers block working surfaces, subway-style tiling and a Belfast sink with mixer tap. Integrated appliances include a fridge-freezer, dishwasher and space for a range cooker with an extractor above. Windows to both the front and side elevations along with open stairs to the first floor and two vertical radiators. There is ample space for a large dining table and a chair or small sofa.

FIRST FLOOR

ENTRANCE HALL

From the street, a few steps take you to another front door and access into the hallway. Stairs lead off to the second floor and there are doors to the lounge and utility room.

LOUNGE

14' 7" x 11' 6" (4.44m x 3.51m) Grey wood-effect laminate flooring, beamed ceiling and a cast iron stove (not connected). Window to the side elevation and a central heating radiator.

UTILITY ROOM & WC

10' 7" x 4' 3" (3.23m x 1.3m) Windows to the front elevation and a good-sized butchers block working surface with space for a washing machine and tumble dryer below. Modern WC and washbasin in a fitted unit with storage below and grey wood-effect laminate flooring.

SECOND FLOOR

Landing area with fitted cupboards and open shelving.

BEDROOM ONE

11' 10" x 10' 3" (3.61m x 3.12m) Original decorative cast iron fireplace, window to the side elevation and a central heating radiator.

BEDROOM TWO

11' 10" x 5' 6" (3.61m x 1.68m) Window to the front elevation and a central heating radiator. Ample space for single bed, drawers and wardrobe.

BATHROOM

A modern white bathroom suite comprising of a panelled bath with a rainfall shower over and glass screen, pedestal washbasin and a push-button WC. Tiled floor, chrome heated towel rail and a window to the front elevation.

EXTERNAL

To the front of the property is a small garden area, big enough to sit out in the summer.





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.

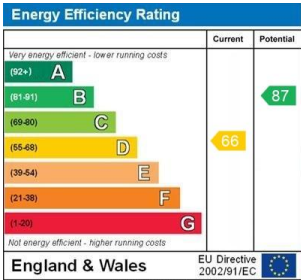
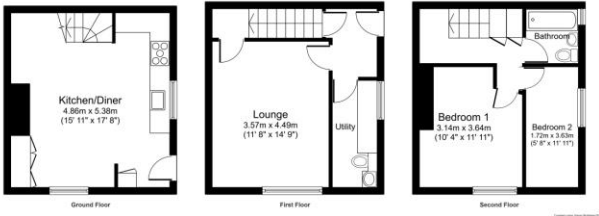
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.



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**.

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