



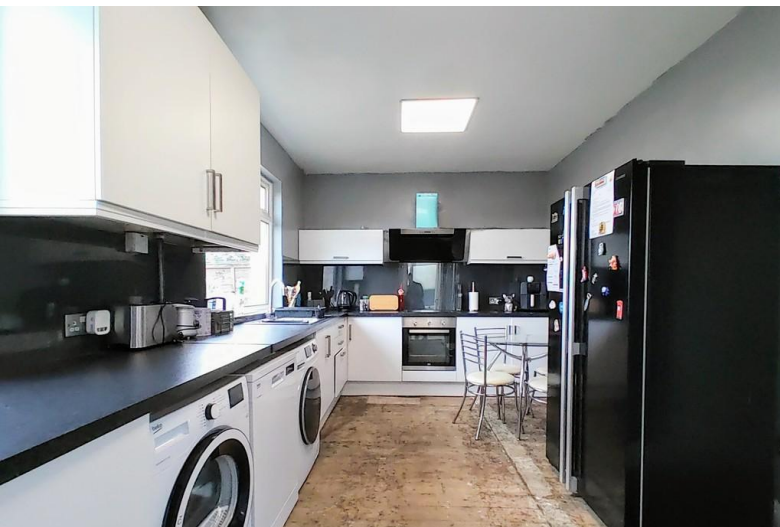
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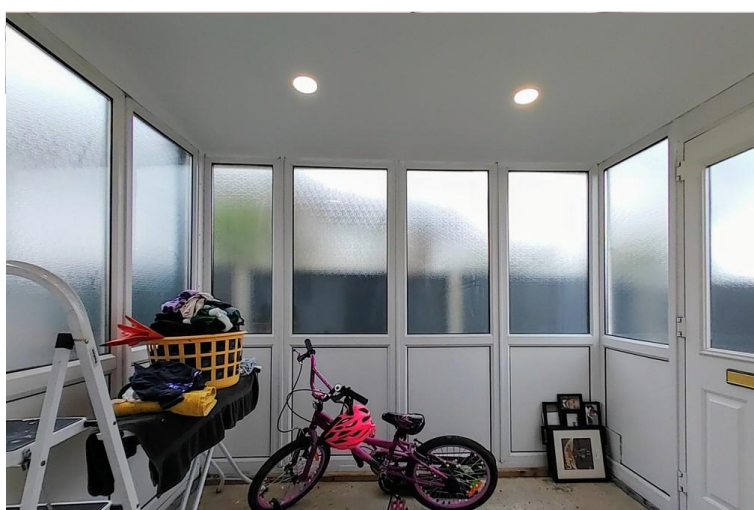
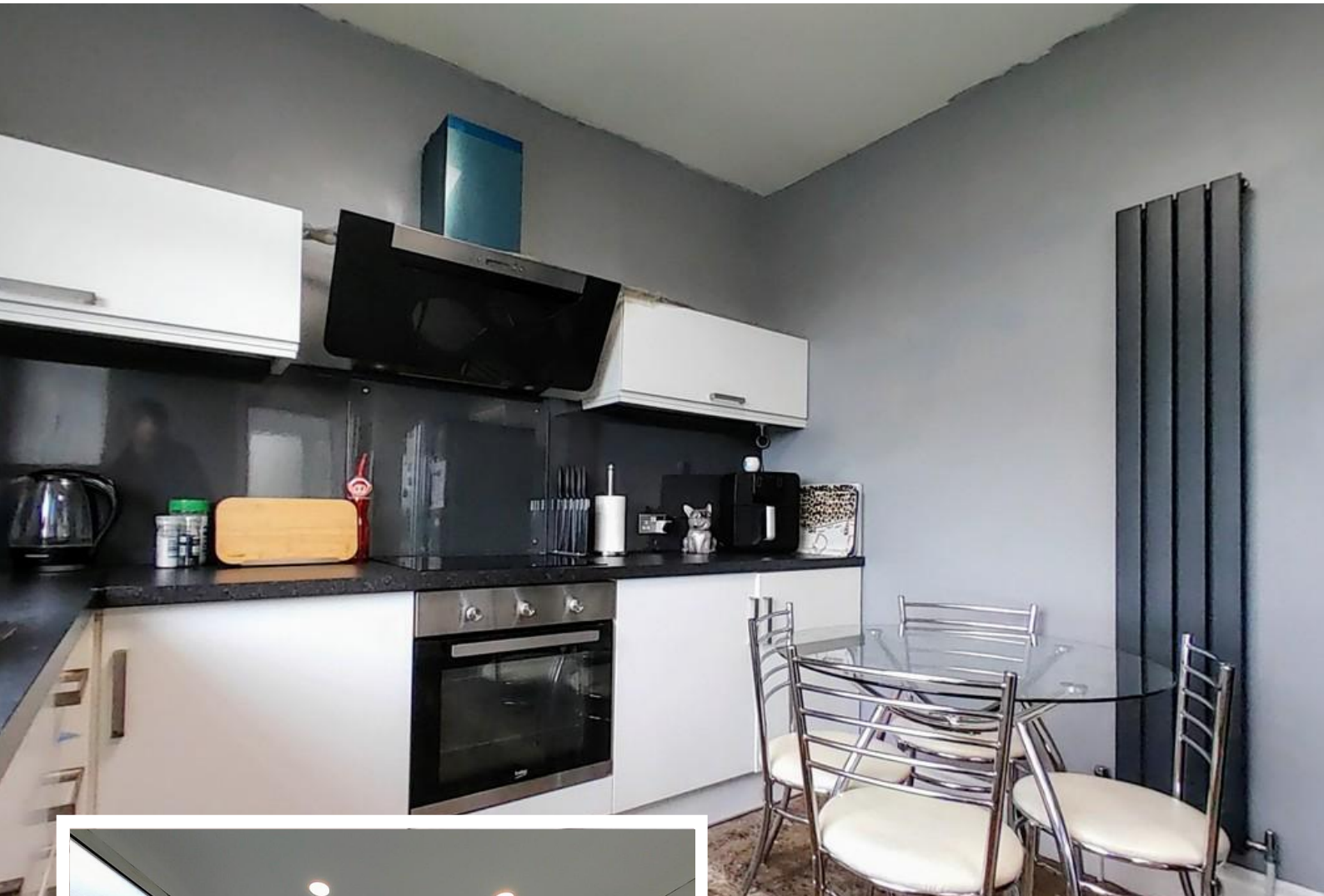
1 Shortway

- THREE BEDROOM END TERRACE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CONSERVATORY

£170,000

EPC Rating '71'





Property Description

**** THREE BEDROOM END TOWNHOUSE ****
CONSERVATORY ** DRIVEWAY ** GAS CENTRAL HEATING ** UPVC DG ** Positioned in the corner of a cul-de-sac in Thornton is this ideal family home, with gardens to the front and rear, conservatory and off-road parking. Five minutes walk to Beckfoot Thornton School and bus routes into Bradford & Keighley. Briefly comprising of: Entrance Hall, Lounge, Kitchen-Diner, Conservatory, three Bedrooms & Bathroom. Gardens front and rear, and off-road parking. Early viewing advised.

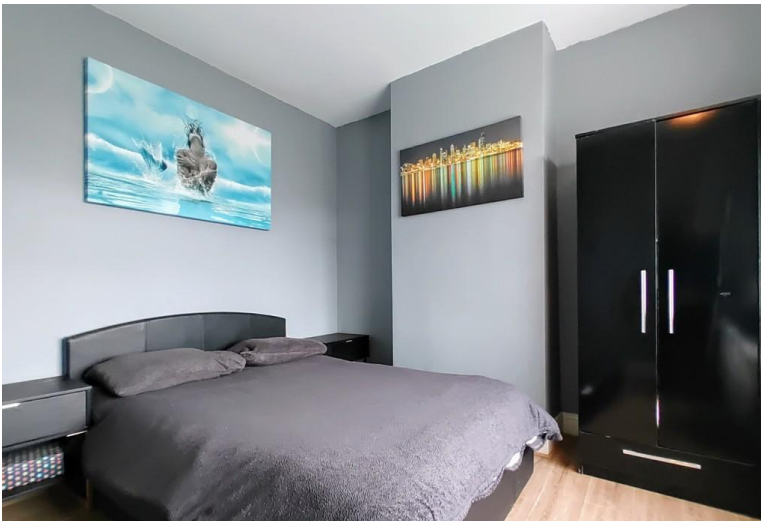
ENTRANCE HALL

A UPVC entrance door leads into a hallway with stairs off to the first floor and a door to the lounge. Laminate flooring and a central heating radiator.

LOUNGE

13' 1" x 11' 4" (3.99m x 3.45m) Bay window to the front elevation and a living flame gas fire with chrome trim and marble surround. Laminate flooring and a central heating radiator.





KITCHEN/DINER

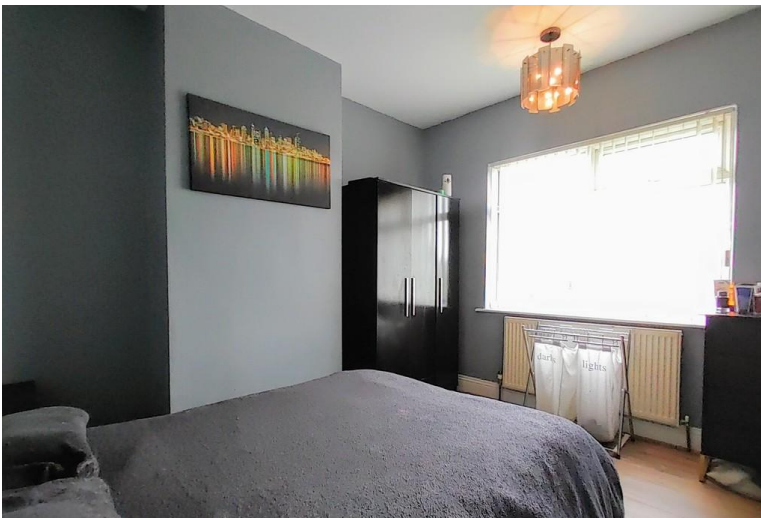
16' 1" x 10' 0" (4.9m x 3.05m) Fitted with a good range of modern base and wall units, laminated working surfaces and composite splashback. Stainless steel sink and drainer and an integrated electric oven, gas hob and extractor above. Vertical radiator and a useful under-stairs store cupboard. Two windows to the rear elevation.

CONSERVATORY

9' 2" x 7' 6" (2.79m x 2.29m) White UPVC conservatory and door to the rear garden.

FIRST FLOOR

Landing area with a window to the side elevation and access to the loft space.



BEDROOM ONE

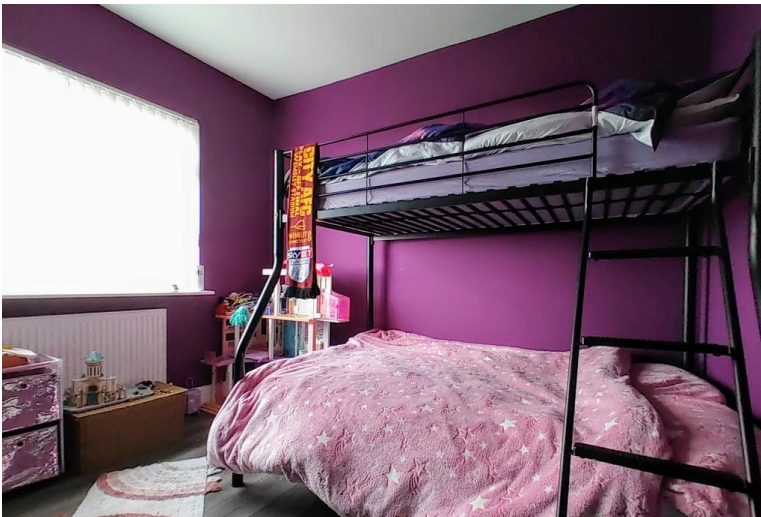
11' 2" x 10' 3" (3.4m x 3.12m) Laminate flooring, window to the front elevation and a central heating radiator.

BEDROOM TWO

10' 5" x 9' 8" (3.18m x 2.95m) Laminate flooring, window to the rear elevation and a central heating radiator.

BEDROOM THREE

7' 5" x 5' 5" (2.26m x 1.65m) Window to the front elevation and a central heating radiator.



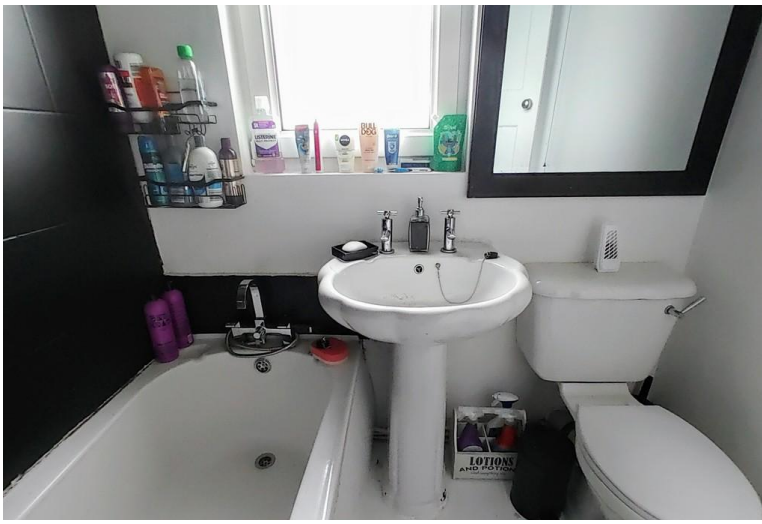
BATHROOM

White bathroom suite comprising of a panelled bath with a mains powered shower over, pedestal washbasin and WC. Window to the rear elevation.

EXTERNAL

To the front of the property is a driveway with parking for two cars and a lawn area. To the side is an aluminium garden shed and a secure lockable gate leading to the rear. The rear garden is fully enclosed and has a paved patio area and a lawn.





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		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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