



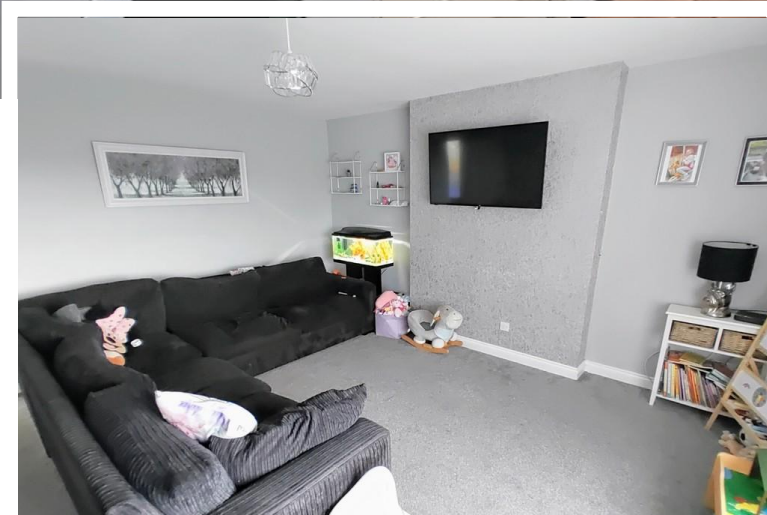
13 Hillcrest Road

- THREE BEDROOM SEMI-DETACHED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FITTED KITCHEN

£200,000

EPC Rating '72'





Property Description

**** THREE BEDROOM SEMI DETACHED ** POPULAR THORNTON LOCATION ** GAS CH & UPVC DG ** DRIVEWAY & GARDENS **** Whitney's are pleased to offer for sale this ideal family home with open views to the front, a modern fitted kitchen, spacious lounge and three good-sized bedrooms. Close to schools, village amenities and bus routes in to Bradford & Keighley. Briefly comprising of: Entrance Hall, Kitchen, Lounge, three Bedrooms & Bathroom. Gardens to the front, side and rear, along with off-road parking. Arrange your viewing now!

ENTRANCE HALL

A UPVC door with side windows leads into the hallway with stairs off to the first floor and doors to the lounge and kitchen.

LOUNGE

14' 7" x 14' 4" (4.44m x 4.37m) A good-sized reception room with a window to the front elevation enjoying the open aspect and a central heating radiator.



KITCHEN

14' 4" x 11' 6" (4.37m x 3.51m) Fitted with a range of base and wall units, laminated working surfaces and matching upstands. Integrated electric oven, gas hob and extractor above, plus a stainless-steel sink & drainer and plumbing for a washing machine. Window to the rear elevation, ceiling spotlights and a central heating radiator.

FIRST FLOOR

Access to the loft space and doors off to the bedrooms & bathroom.

BEDROOM ONE

14' 6" x 8' 4" (4.42m x 2.54m) Window to the front elevation and a central heating radiator.

BEDROOM TWO

11' 10" x 9' 7" (3.61m x 2.92m) Window to the side elevation and a central heating radiator.

BEDROOM THREE

10' 0" x 7' 2" (3.05m x 2.18m) Window to the rear elevation and a central heating radiator.

BATHROOM

A modern white bathroom suite comprising of a panelled bath with mains powered shower over, pedestal washbasin and WC. Ceiling spotlights, extractor and a window to the rear elevation.



EXTERNAL

Open plan lawned garden to the front and off-road parking. There is an enclosed, paved patio to the side and to the rear is a raised garden, mainly laid to lawn with a fenced boundary.

EPC RATING C

FREEHOLD

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.

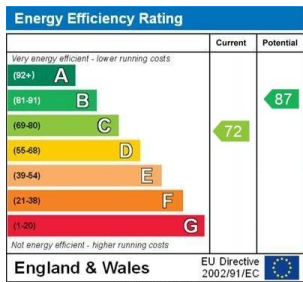


VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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.



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