

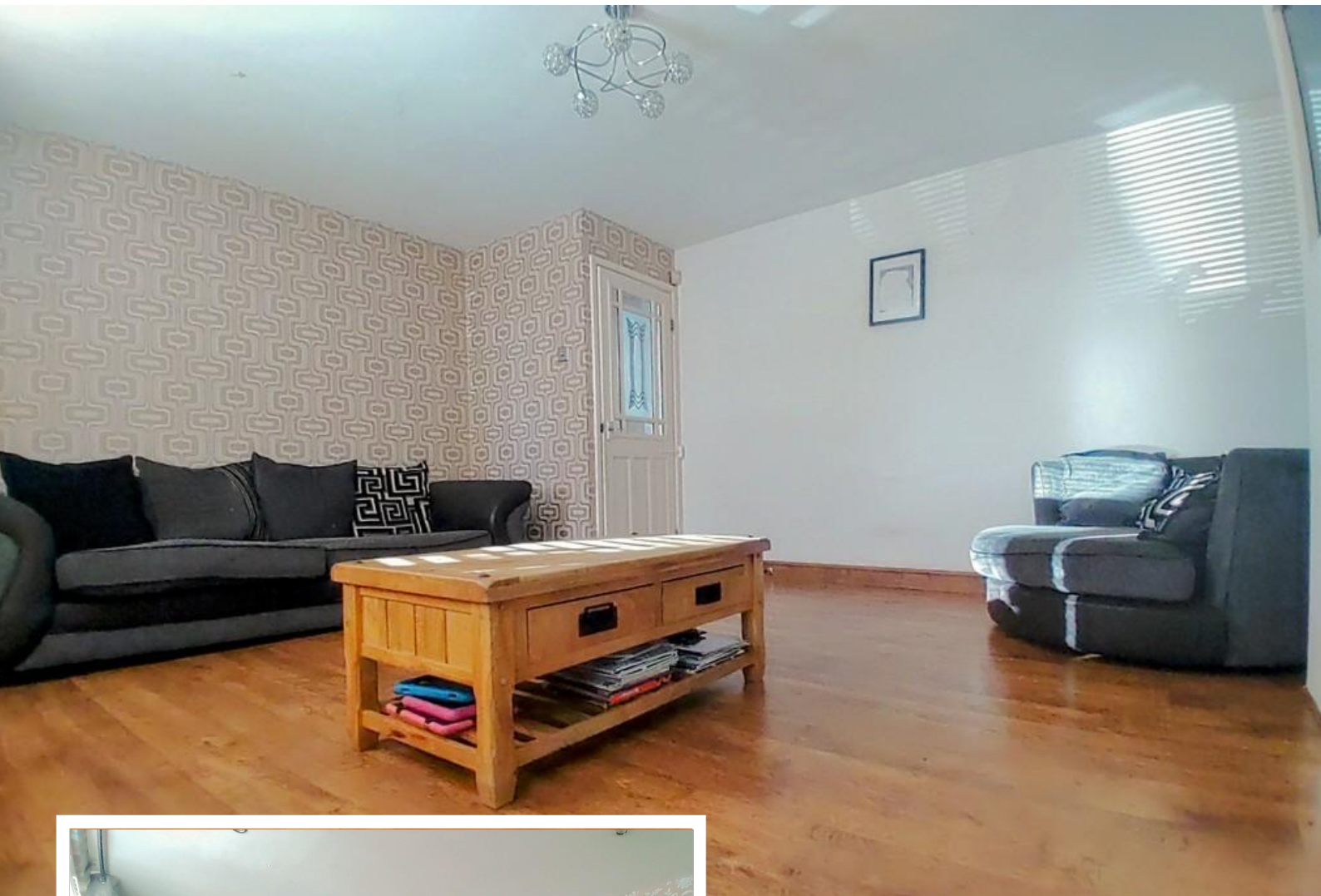


7 Harcourt Avenue

- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- GARAGE
- GARDEN TO THE REAR

Offers In Region Of £180,000
EPC Rating '61'





Property Description

PROPERTY DESCRIPTION

Situated in the sought after, historical, village of Thornton is this three bed semi detached property offering lots of potential. With a spacious lounge, good sized kitchen diner, three bedrooms and plenty of outdoor space, this property would be ideal for the growing family. The driveway offers ample parking, along with the single garage located at the end of the drive.

LOUNGE

15' 8" x 13' 6" (4.78m x 4.11m) The lounge is spacious and bright with a bay window to the front elevation. Central heating radiator

KITCHEN/DINER

15' 7" x 9' 10" (4.75m x 3m) The kitchen has a range of wall and base units, an integrated cooker, hob, and extractor fan, stainless steel sink and drainer, and more! There is also the added benefit of a small pantry space. Patio doors allow access to the rear garden.





BEDROOM ONE

15' 7" x 9' 7" (4.75m x 2.92m) Spacious double bedroom with a window to the rear elevation, and a central heating radiator.

BEDROOM TWO

9' 11" x 6' 4" (3.02m x 1.93m) Window to the front elevation and central heating radiator

BEDROOM THREE

9' 11" x 8' 11" (3.02m x 2.72m) Window to the front elevation and a central heating radiator

BATHROOM

5' 10" x 5' 5" (1.78m x 1.65m) Three piece suite comprising of; WC, hand wash basin, bathtub with overhead shower. Central heating towel radiator.



EXTERNAL

To the front of the property is a large drive and single garage offering ample parking space, and small lawned area.

To the rear of the property is paving and a raised decking area. You can also access the garage via the rear garden.



DIRECTIONS:

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		

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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