



Flat 6, 5 Woodsley Fold, Thornton, Bradford, BD13 3GH  
Offers Over £90,000

**WalkerSingleton**  
Chartered Surveyors



## Flat 6, 5 Woodsley Fold, Thornton, Bradford, BD13 3GH

Presenting this beautifully appointed two bedroom top floor apartment enjoying pleasant outlooks to both sides including far reaching views to the front elevation. Boasting an open plan living space incorporating a modern fitted kitchen finished in high gloss grey, this property enjoys an en-suite to the master bedroom. Being lovingly presented by our current owner and featuring a 'quirky' feel throughout, this home benefits from a integral carport providing off road parking. Forming apart of this modern residential development which is nestled away in the historic village of Thornton and is convenient for Bradford, Halifax and Keighley centres, this property would be particularly suited to the first time buyer, down sizing couple of buy to let investor. The accommodation briefly comprises of an entrance hall, open plan lounge/kitchen, master bedroom with en-suite, bedroom two and house bathroom. Book your early internal inspection immediately to appreciate the accommodation offered.

### Entrance Hall

Access through a timber door with a central heating radiator, beige carpeted floor coverings and providing access to the loft via ceiling hatch.

### Lounge Area

With a pleasant outlook over fields to both elevation and having a uPVC double glazed window, central heating radiator and beige carpeted floor coverings.

### Kitchen Area

Promoting open plan living and having a range of high gloss grey wall, drawer and base units with granite effect roll top work surfaces, tiled splash backs and an inset 1 1/2 pan stainless steel sink. Integral appliances include an electric oven, four ring gas hob, overlying extractor hood and washer/dryer. With tile effect vinyl flooring and a uPVC double glazed window enjoying long distance views.

### Master Bedroom

A generous main bedroom having a uPVC double glazed window, central heating radiator and beige carpeted floor coverings.

### En-Suite Shower Room

A three piece suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle. With embossed white tiled splash backs, cream vinyl flooring and central heating radiator.

### Bedroom Two

Having a uPVC double glazed window,

central heating radiator and beige carpeted floor coverings.

### Bathroom

A three piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with overlying shower attachment. With embossed white tiled splash backs, grey vinyl flooring, a uPVC double glazed window, central heating radiator and built in storage cupboard.

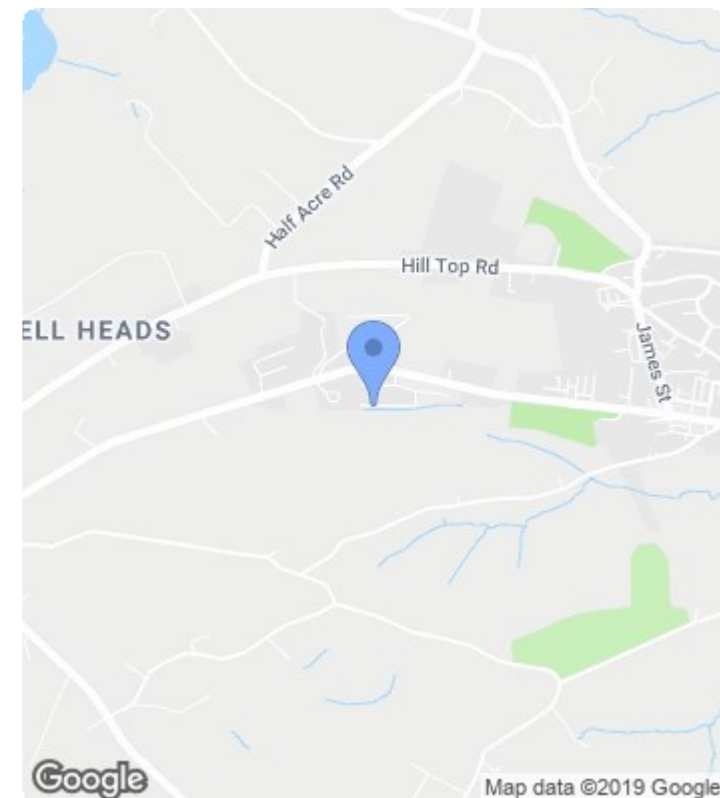
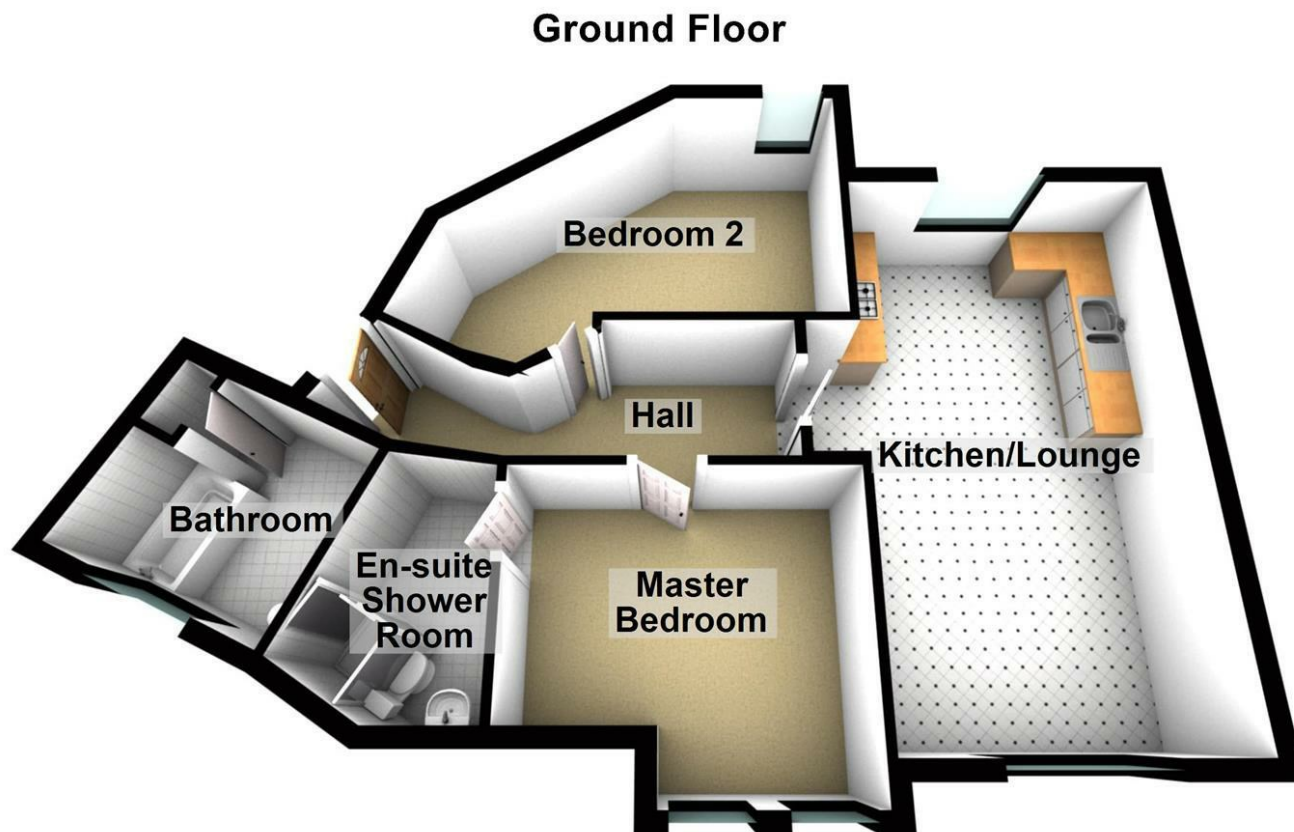
### Parking

Having one allocated car port/garage.

### Disclaimer

Please Note: None of the services or fittings and equipment has been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind when formulating their offers. The Seller does not include in the sale any carpets, light fittings, floor covering, curtains, blinds furnishings, electrical/gas appliances (whether connected or not) unless expressly mentioned in these particulars as forming part of the sale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	84	85
England & Wales		
EU Directive 2002/91/EC		

## BRADFORD

Granby Barn, 90 High Street, Queensbury, Bradford, BD13 2PD

01274 452045

## HALIFAX

Property House, Lister Lane, Halifax, HX1 5AS

01422 430043

## HUDDERSFIELD

Oak House, New North Road, Huddersfield, HD1 5LG

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