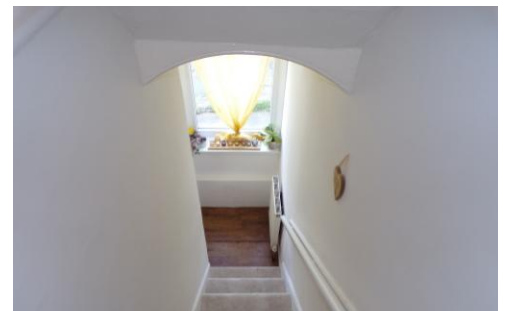




**Whitney's**  
ESTATE AGENTS LTD  
Established 1947



**696 Thornton Road**  
Thornton, Bradford, West Yorkshire, BD13 3PZ

**£96,950**

# Property Features

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- WELL PRESENTED
- SOUTH FACING END TERRACE
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- OPEN PLAN LOUNGE & KITCHEN AREA
- TWO BEDROOMS
- THREE PIECE BATHROOM
- UPVC WINDOWS
- CENTRAL HEATING
- PAVED GARDEN
- NO UPWARD CHAIN

## Full Description

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**\*\*NO UPWARD CHAIN\*\*WELL PRESENTED\*\* IDEAL FOR FIRST TIME BUYER/INVESTOR\*\*** Situated on the outskirts of Thornton Village. A South Facing, End Terrace Property with an open outlook to the Front and Side. The Property which has been updated briefly comprises of Open Plan Lounge and Modern Kitchen Area, Two Bedrooms and White Three Piece Bathroom, UPVC Windows, Central Heating and Paved Garden.

### ENTRANCE

Via Front Door to Sun Room/Large Porch through Inner UPVC Door to Lounge.

### LOUNGE/KITCHEN

15' 8" x 14' 7" (4.78m x 4.44m)

UPVC Window. Feature Fire Surround with Inset Living Flame Gas Fire, Cornice, Central Heating Radiator. Kitchen Area with Modern Wall and Base Units with Complementary Work Surfaces and Tiling. Inset Sink with Mixer Tap. Inset Oven and Hob with Extractor Canopy above. Integrated Fridge Door to Foot of the Stairs.

### STAIRS TO FIRST FLOOR

UPVC Window, Central Heating, Radiator.

### FIRST FLOOR

### LANDING

Radiator. Doors to Bedroom and Bathroom. Stairs to Attic.

### BEDROOM

14' 2" x 10' 4" (4.32m x 3.15m)

UPVC Window. Ornate Iron Fireplace, Radiator.



## BATHROOM

7' 1" x 4' 1" (2.16m x 1.24m)

Three Piece bathroom Suite, Over Bath Shower, Radiator, UPVC Window.

## ATTIC

17' 8" x 10' 9" (5.38m x 3.28m)

UPVC Window, Ornate Iron Fireplace, Radiator.

## EXTERIOR

South Facing Paved Garden with Floral Borders.

## ADDITION INFORMATION

Work which has recently been carried out in this property is damp proof course, work carried out on the roof, re wired, new boiler, new windows and the attic has been re plastered.

## ENERGY RATING D

## PROPERTY DIRECTIONS:

From Bradford centre travel along Thornton Road (B6145) passing through five sets of traffic lights, continue along this road passing Beckfoot Thornton school on your left and St James Church on your right. Continue along this road passing through Thornton Village and number 696 can be found on your right before the cemetery.

## 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.

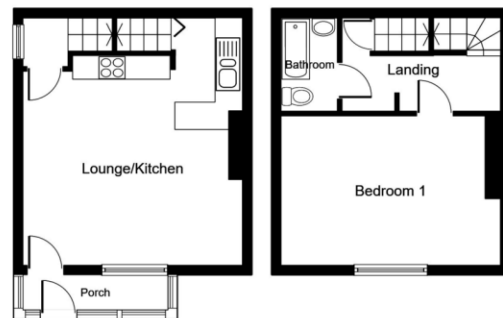
**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**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.

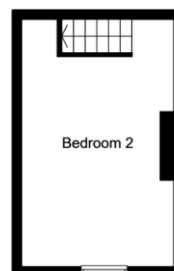
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Ground Floor**

**First Floor**



**Second Floor**

696 Thornton Road, Bradford, BD13 3PZ NOT TO SCALE For layout guidance only

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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