



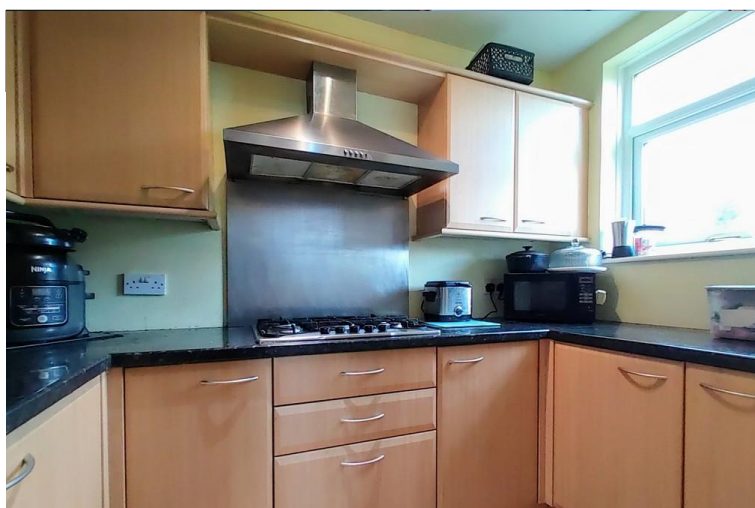
**240 Thornton Road**

- THREE BEDROOM SEMI-DETACHED
- EX-LOCAL AUTHORITY
- EXTENDED TO THE REAR
- LARGE PLOT

**£165,000**  
EPC Rating '61'







## Property Description

**\*\* EXTENDED THREE BEDROOM SEMI DETACHED \*\***  
**TWO RECEPTION ROOMS \*\* GOOD-SIZED GARDEN & OFF-ROAD PARKING \*\*** This ex-local authority property is set back from the main road and has been extended to the rear, providing three double bedrooms, an extended kitchen, and a large plot offering further potential. There is also potential to create a fourth bedroom, subject to obtaining the required consents and approvals. Comprising of an Entrance Hall, Lounge, Dining/Sitting Room, extended Kitchen, First Floor - three Bedrooms & Bathroom. Gardens front, side and rear along with a gated driveway.

### ENTRANCE HALL

Stairs lead off to the first floor and there are doors to the lounge and dining room. Laminate flooring and a central heating radiator.







#### LOUNGE

14' 5" x 10' 2" (4.39m x 3.1m) Windows to both the front and rear elevations, two central heating radiators, two wall lights and an Adam style fireplace with marble inlay and a living flame gas fire with brass trim.

#### DINING ROOM

11' 0" x 10' 10" (3.35m x 3.3m) Window to the front elevation, gas wall heater and a central heating radiator.

#### KITCHEN

11' 2" x 10' 3" (3.4m x 3.12m) Fitted with a good range of base and wall units, laminated working surfaces and splash-back wall tiling. Plumbing for a washing machine and dishwasher, space for a tumble dryer and a stainless steel sink and drainer. Window to the side elevation, door to the rear garden and a useful under-stairs storage area. Open to:

#### KITCHEN EXTENSION

9' 1" x 7' 0" (2.77m x 2.13m) Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Integrated electric double oven, 5 ring gas hob and extractor. Window to the rear elevation.

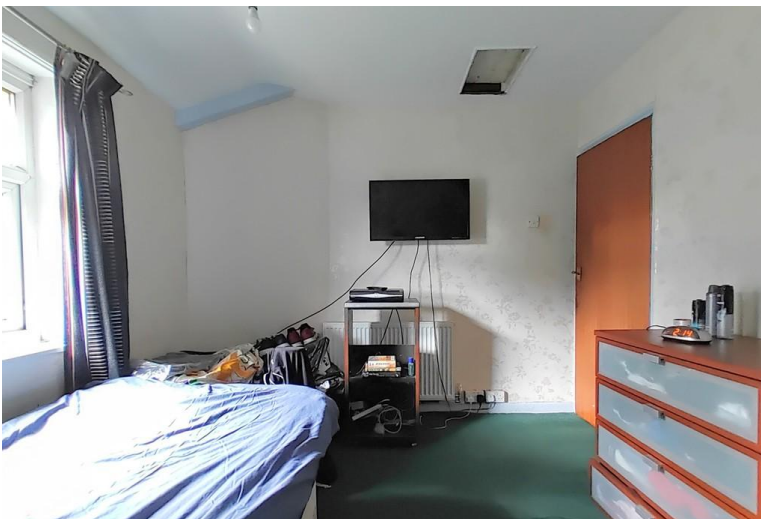


#### FIRST FLOOR

Landing area with an airing cupboard and a central heating radiator.

#### BEDROOM ONE

14' 6" x 10' 9" (4.42m x 3.28m) Fitted with wall-to-wall wardrobes, drawers and cupboards. Windows to both the front and rear elevations and two central heating radiators. Door to:



#### OFFICE / STORE ROOM

5' 9" x 4' 0" (1.75m x 1.22m) Located off the master-bedroom and currently used for storage. Window to the front elevation.

#### BEDROOM TWO

11' 2" x 9' 2" (3.4m x 2.79m) Window to the front elevation and a central heating radiator.

#### BEDROOM THREE

10' 9" x 6' 2" (3.28m x 1.88m) Window to the rear elevation and a gas wall heater, being open to:

#### BEDROOM THREE EXTENSION

8' 10" x 5' 2" (2.69m x 1.57m) Laminate flooring, central heating radiator and a window to the rear elevation.



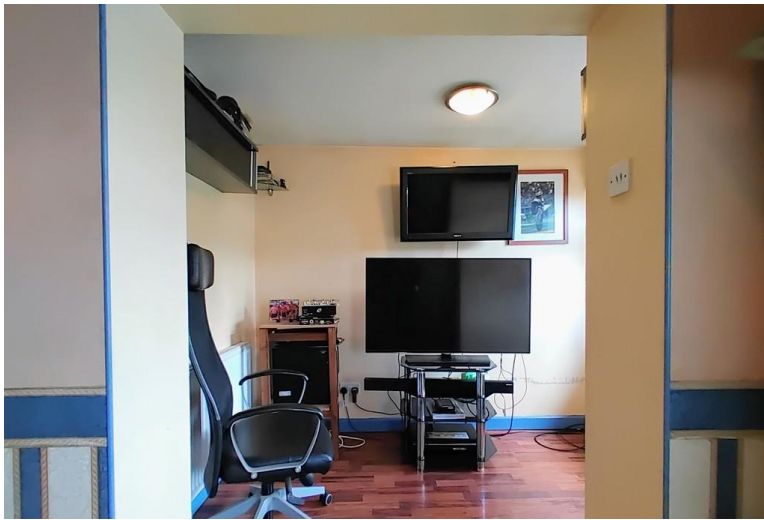


#### BATHROOM

A modern family bathroom with fully clad walls, 'P' shape bath with thermostatic shower over, pedestal washbasin and WC. Window to the side elevation and a chrome heated towel rail.

#### EXTERNAL

To the front of the property is a sizeable garden, screened from the main road with hedging and trees. Including a lawn area, a range of mature shrubs, along with a gated driveway providing parking for two cars. To the side of the property is a small garden area and bin store. To the rear is a smaller, paved patio garden with a flowerbed and an above-ground garden pond.



#### 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.

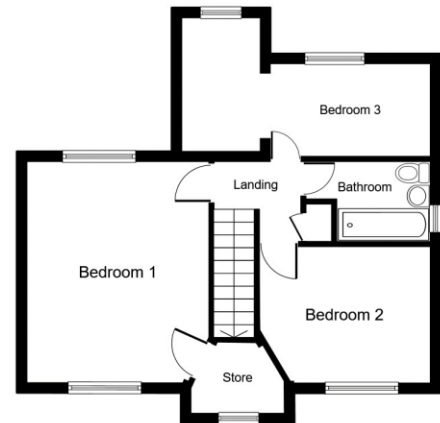


**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





**Ground Floor**



**First Floor**

240 Thornton Road, Bradford, BD13 3DE NOT TO SCALE For layout guidance only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		74
	B		
	C		
	D	61	
	E		
	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC  
www.epca.gov.uk

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