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**1229 Thornton Road**

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- LOFT ROOM
- TWO RECEPTION ROOMS

**£190,000**

**EPC Rating '57'**







## Property Description

**\*\* TWO BEDROOM SEMI-DETACHED BUNGALOW \*\***  
**TWO RECEPTION ROOMS \*\* LOFT ROOM \*\* SUN ROOM \*\* GARDENS, GARAGE & DRIVE \*\*** Whitney's are pleased to offer for sale this spacious bungalow set in an elevated position on Thornton Road in Thornton. Available with NO CHAIN and offering an open outlook to the front, gas central heating, UPVC double-glazing and a prominent position with an open aspect to the front. Well maintained and briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, Sun Room, two ground floor Bedrooms, Bathroom and a Loft Room that could be utilised as an occasional third Bedroom. Gardens front & rear, driveway and a single garage.

### ENTRANCE HALL

The front door leads into a good-sized hallway with a tiled floor and doors off to all ground floor rooms.

### LOUNGE

16' 2" x 11' 3" (4.93m x 3.43m) Bay window to the front elevation and an Italian limestone fireplace with





an inset living flame coal-effect gas fire. Two wall light points and a central heating radiator.

#### DINING ROOM

11' 7" x 10' 9" (3.53m x 3.28m) Windows to the side and rear elevations, laminate flooring and a central heating radiator.

#### KITCHEN

10' 0" x 8' 4" (3.05m x 2.54m) Fitted with a range of base and wall units, laminated working surfaces and splashback wall tiling. Integrated electric oven, gas hob and extractor above, along with a composite sink and drainer and plumbing for a washing machine. Central heating boiler cupboard, tiled floor and a window to the rear elevation. Door to the sunroom.



#### SUN ROOM

10' 10" x 5' 3" (3.3m x 1.6m) Sliding patio doors to the side elevation, door to the rear garden, store cupboard and a central heating radiator.

#### BEDROOM ONE

11' 3" x 10' 0" (3.43m x 3.05m) Fitted wardrobes, drawers and cupboards, plus an under-stairs store cupboard. Window to the rear elevation and a central heating radiator.

#### BEDROOM TWO

8' 9" x 7' 8" (2.67m x 2.34m) Window to the front elevation and a central heating radiator.



#### BATHROOM

7' 8" x 5' 9" (2.34m x 1.75m) A fully tiled bathroom with a walk-in shower enclosure including a thermostatic shower and seat. Washbasin and WC. Window to the side elevation, airing cupboard and a central heating radiator.

#### LOFT ROOM

18' 8" Max. x 10' 9" (5.69m x 3.28m) A useful loft room with a large roof window and a central heating radiator.

#### EXTERNAL

To the front of the property is a raised garden area with rockery, flower beds, seating area and a range of mature shrubs and planting. The shared driveway to the side leads to a single garage and the rear garden. The rear garden has a gate across that could be used as a further parking space, plus a variety of flower beds, mature shrubs, a greenhouse and patio area.



#### DIRECTIONS:





## PURCHASE DETAILS:

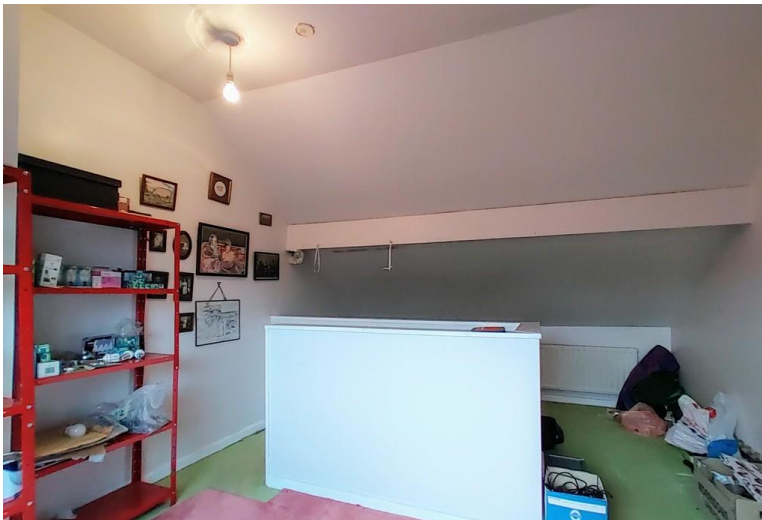
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(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 and 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.