



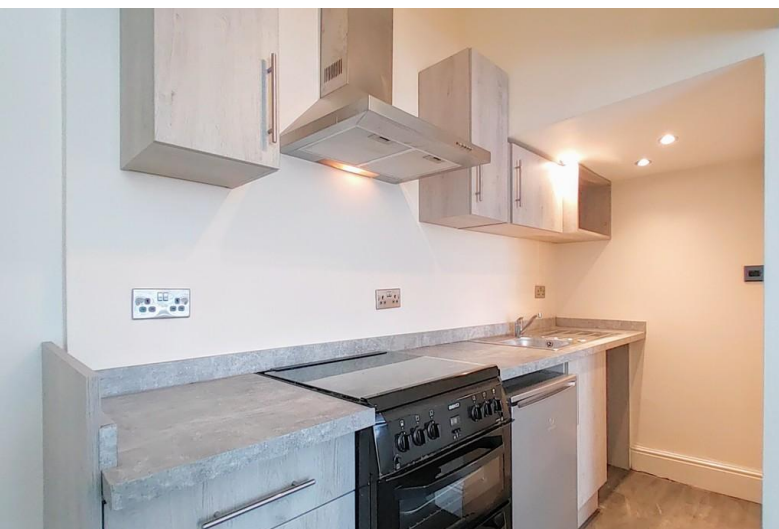
www.whitneys.co.uk

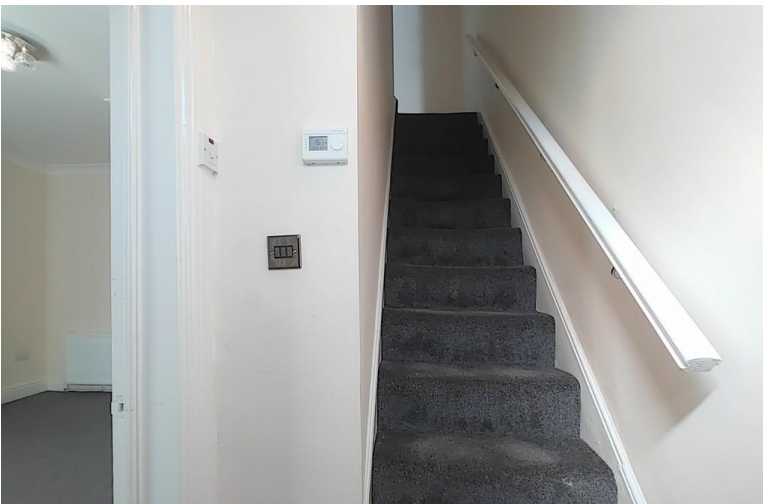
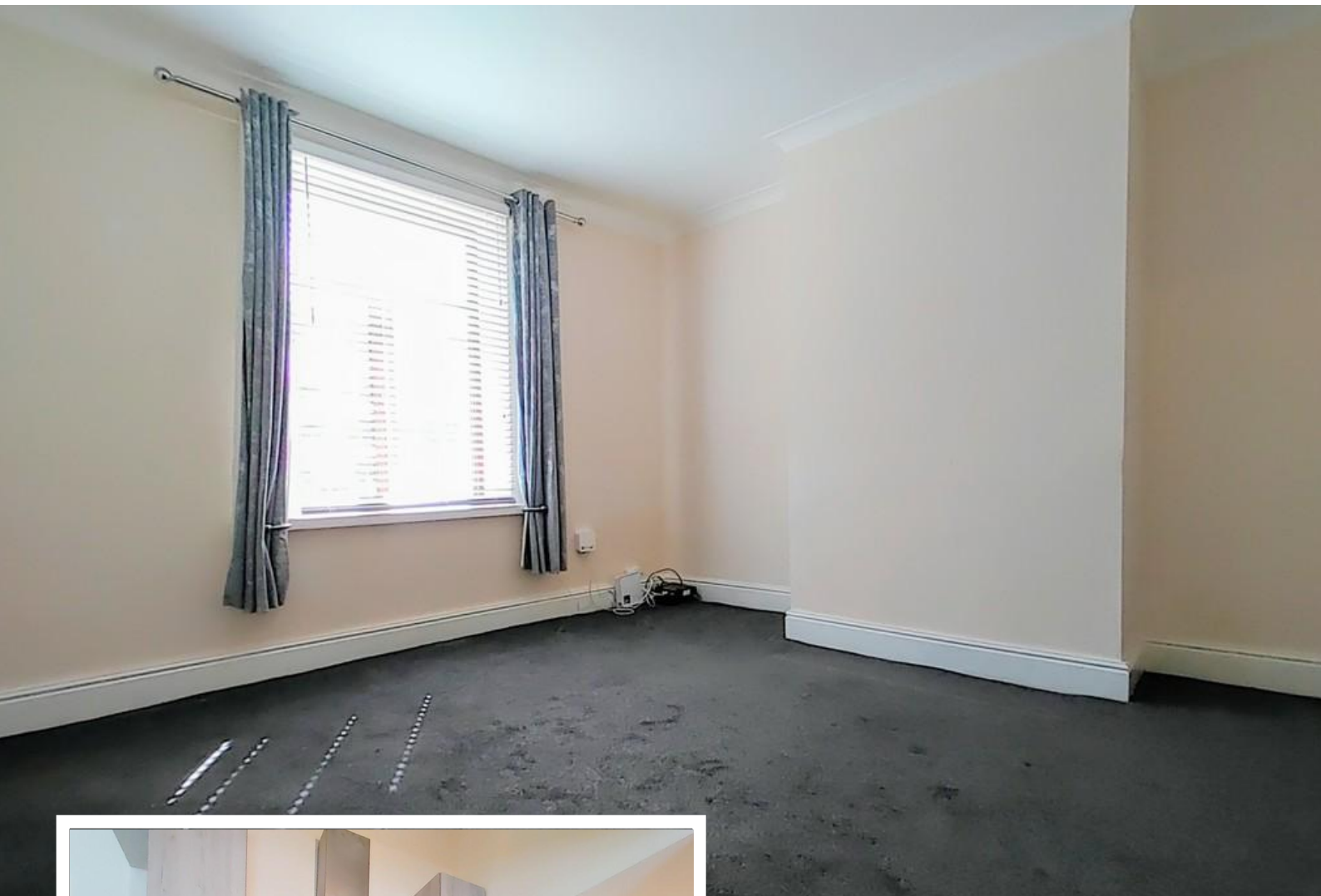
35 High Street

- ONE BEDROOM MID TERRACE
- BACK-TO-BACK
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING

£87,500

EPC Rating '64'





Property Description

**** ONE BEDROOM MID-TERRACE ** BACK-TO-BACK
** EXCELLENT CONDITION ** GAS C.H & UPVC DG **
IDEAL FIRST TIME BUY OR LANDLORD INVESTMENT
** This terraced property in the heart of Thornton
Village has been refurbished in recent years and
enjoys a modern kitchen & shower room, gas central
heating and UPVC double glazing, plus a garden to
the front. Situated at the top of High Street and
within easy walking distance to Thornton Primary
School, village amenities and transport links. Briefly
comprising of: Entrance Hall, Lounge with open-plan
Kitchen, Cellar, one Bedroom and an Ensuite Shower
Room.**

ENTRANCE HALL

A UPVC entrance door leads into a small hallway with stairs off to the first floor and a door to the lounge.

LOUNGE

14' 9" x 13' 7" (4.5m x 4.14m) Window to the front elevation and a central heating radiator. Open plan to:



KITCHEN AREA

Fitted with modern base and wall units, laminated working surfaces and matching upstands. There is a gas cooker point and an extractor above, stainless steel sink and drainer, and washing machine plumbing. A door leads to the cellar.

CELLAR

Small keeping cellar providing additional storage.

FIRST FLOOR

BEDROOM

15' 1" x 13' 6" (4.6m x 4.11m) Window to the front elevation and two central heating radiators. The central heating boiler is located in a cupboard and there are open clothes hanging rails to both alcoves. There is a door from the bedroom to the bathroom.

SHOWER ROOM

A modern shower room comprising of a corner shower cubicle with a mains powered shower and glass sliding doors, washbasin with mixer tap and storage below, and a corner WC. Chrome heated towel rail and a window to the front elevation.

EXTERNAL

Yard/garden area to the front with a stone wall boundary and garden gate. Distant views down the street and countryside in the distance.



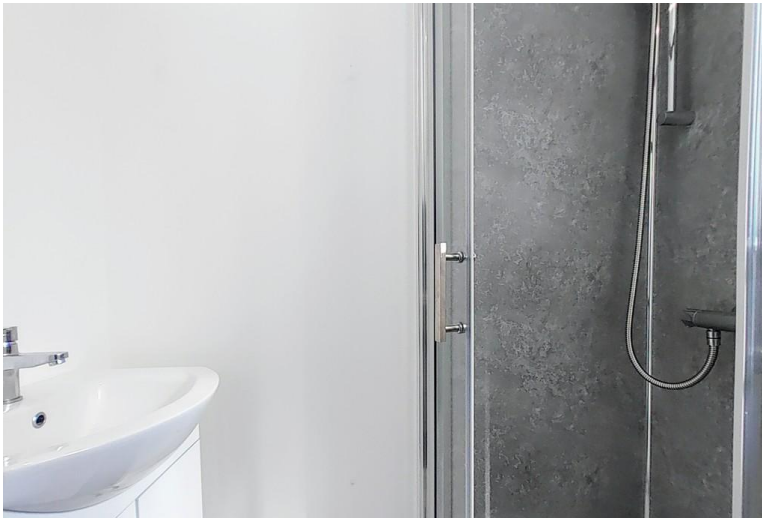
PURCHASE DETAILS:

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

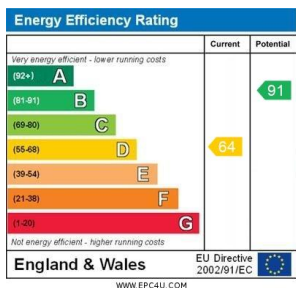


VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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.





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