



## 45 Woodsley Fold

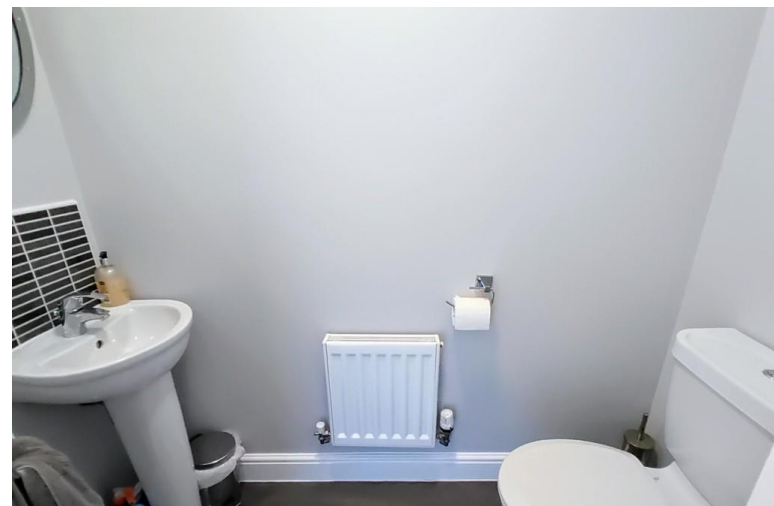
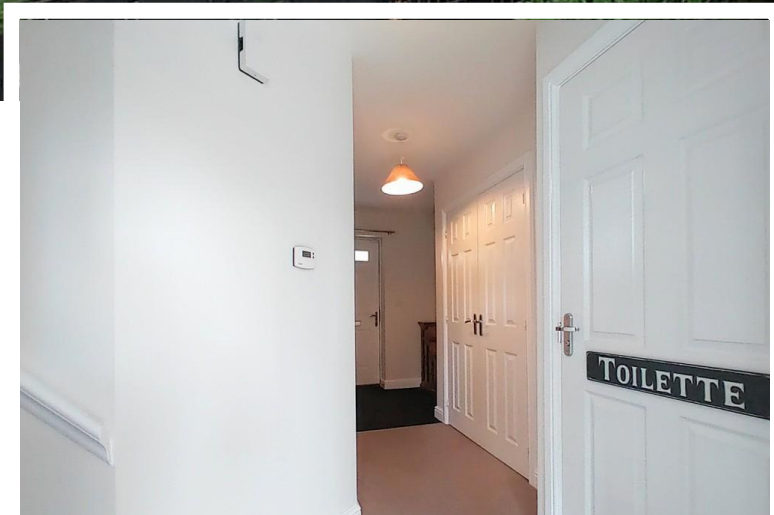
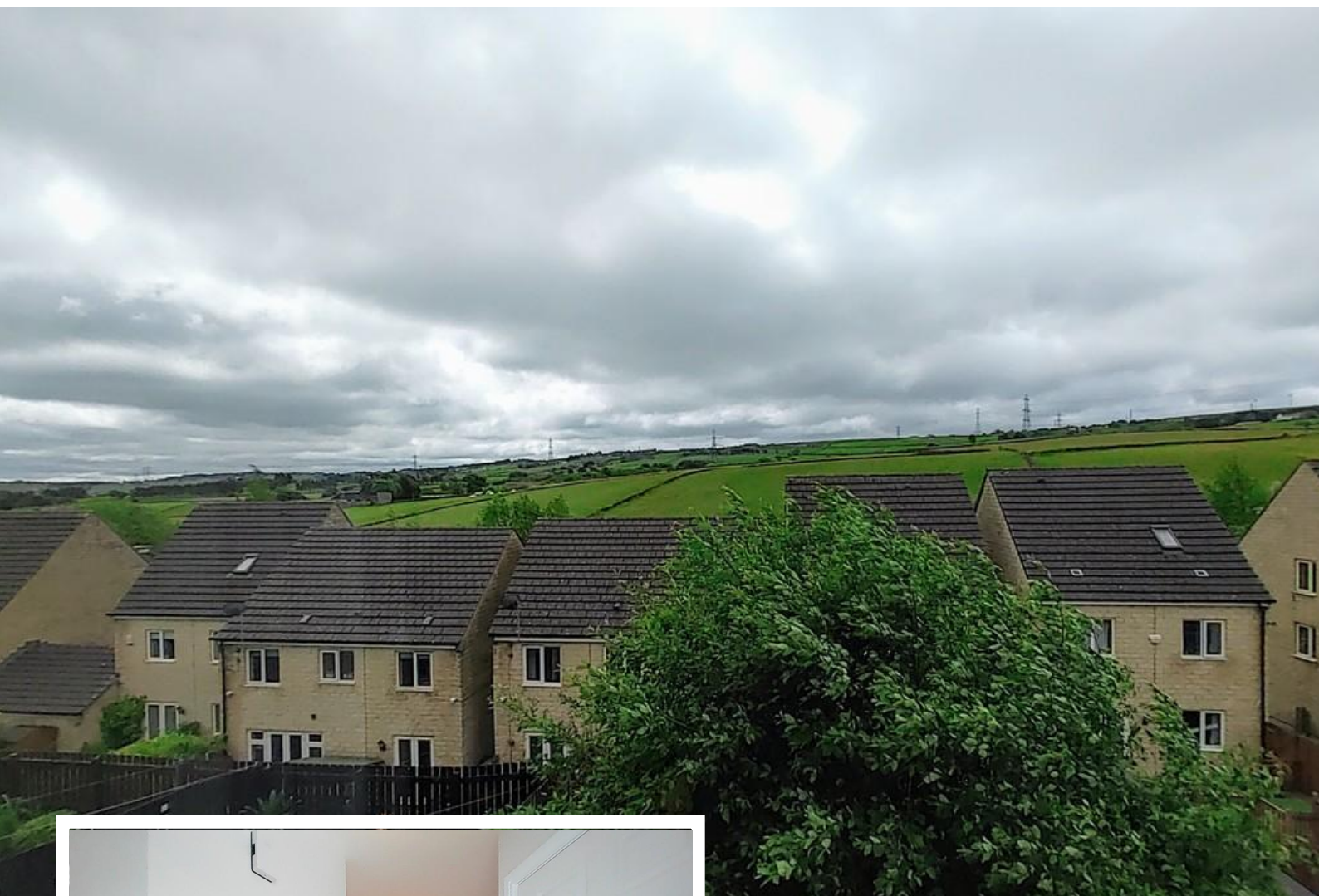
- FOUR BEDROOM END TOWNHOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- VILLAGE LOCATION

**£230,000**

EPC Rating '77'







## Property Description

**\*\* FOUR BEDROOM END TOWNHOUSE \*\* SET ACROSS THREE FLOORS \*\* WELL PRESENTED \*\* CLOSE TO OPEN COUNTRYSIDE \*\*** This ideal family home on the outskirts of Thornton is handily located for local schools, village amenities and transport links. Enjoying well presented accommodation, a flexible layout over three levels, an alarm system, two bathrooms and a ground floor WC. Briefly comprising of: Ground Floor - Hall, WC & Kitchen-Diner. First Floor - Lounge, Bedroom & Bathroom. Second Floor - Three Bedrooms & Master Ensuite. Off-road parking to the front, single Garage and a Garden to the rear.

### ENTRANCE HALL

The front door leads into a good-sized hallway with a large coat cupboard and doors to the WC and dining kitchen.



#### KITCHEN/DINER

14' 0" x 8' 9" (4.27m x 2.67m) Designated dining space and fitted kitchen area, comprising of fitted wall and base units, laminated working surfaces and matching up-stands. Plumbing for a washing machine and dishwasher, along with a one and a half bowl stainless steel sink and drainer with mixer tap. Window to the rear elevation and French doors leading to a decked patio. Central heating radiator.

#### WC

WC, pedestal washbasin, central heating radiator and an extractor.



#### FIRST FLOOR

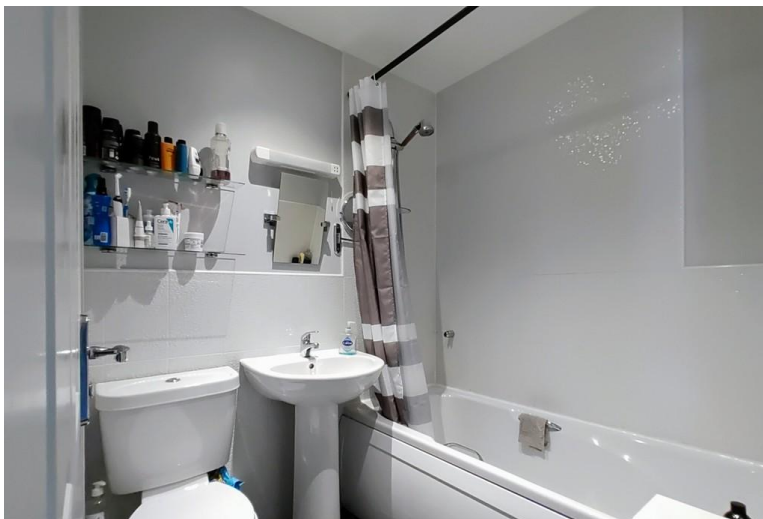
Open spindle balustrade with stairs leading off to the second floor and doors to the lounge, a bedroom and bathroom.

#### LOUNGE

13' 9" x 12' 6" (4.19m x 3.81m) French windows to the front front elevation with integrated blinds and a Juliet Balcony. Further window to the front and two central heating radiators.

#### BEDROOM TWO

13' 10" x 8' 9" (4.22m x 2.67m) Two windows to the rear elevation with bespoke plantation shutter blinds. Two central heating radiators and open countryside views.



#### BATHROOM

Panelled bath with shower tap attachment, pedestal washbasin and WC. Central heating radiator, shaver point and extractor.

#### SECOND FLOOR

Landing area with doors off to three bedrooms, loft access and a central heating radiator.

#### BEDROOM ONE

13' 9" x 11' 3" (4.19m x 3.43m) Two windows to the front elevation with bespoke plantation shutter blinds, two central heating radiators and a door to the ensuite.



#### ENSUITE

Shower cubicle with an electric shower and glass folding door, WC and a pedestal washbasin. Central heating radiator and an extractor.

#### BEDROOM THREE

8' 9" x 8' 1" (2.67m x 2.46m) Window to the rear elevation with bespoke plantation shutter blind. Central heating radiator.





#### BEDROOM FOUR

8' 10" x 5' 6" (2.69m x 1.68m) Window to the rear elevation with bespoke plantation shutter blind. Central heating radiator.

#### EXTERNAL

To the front of the property is off-road parking for one car, an electric car charging point and access to the single garage. To the rear is a fully enclosed garden benefitting from a new deck patio with inset spot lighting and a lower, low maintenance gravel area with mature shrubs and trees.

#### GARAGE

Single garage with an 'up and over' door, power and light.

#### FURTHER INFORMATION

The property is leasehold and the owner advises there is a service charge and ground rent of £260 per year.

Council Tax Band C

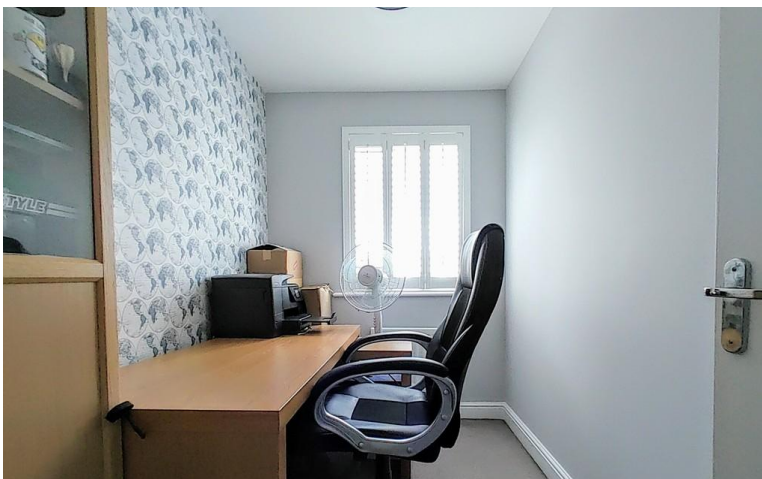


#### PURCHASE DETAILS:

*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.



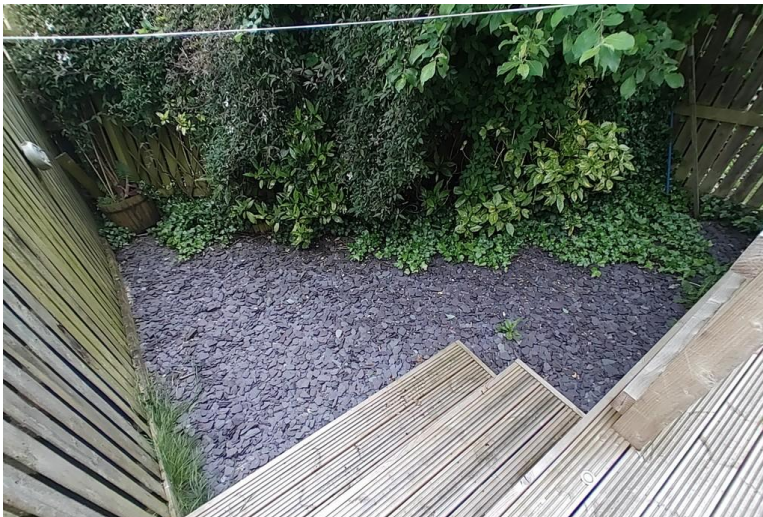
**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

**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.**





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**FLAT?** Contact (01274) 880019 for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		88
(69-80)	77	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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