

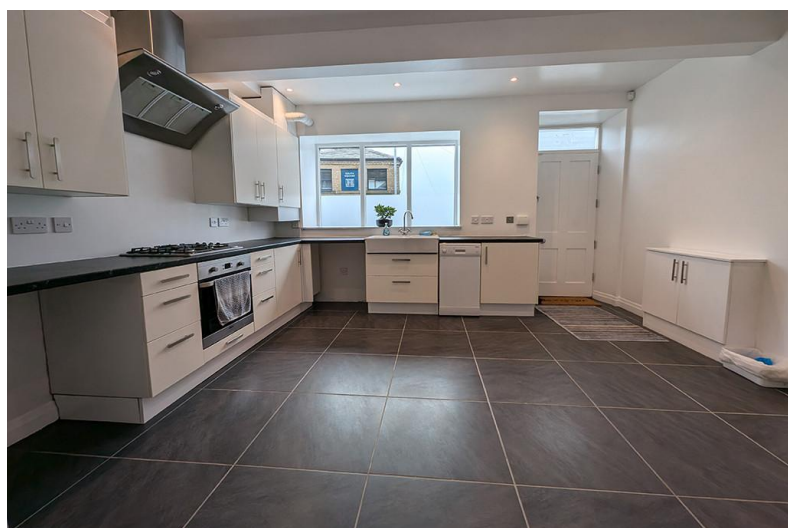


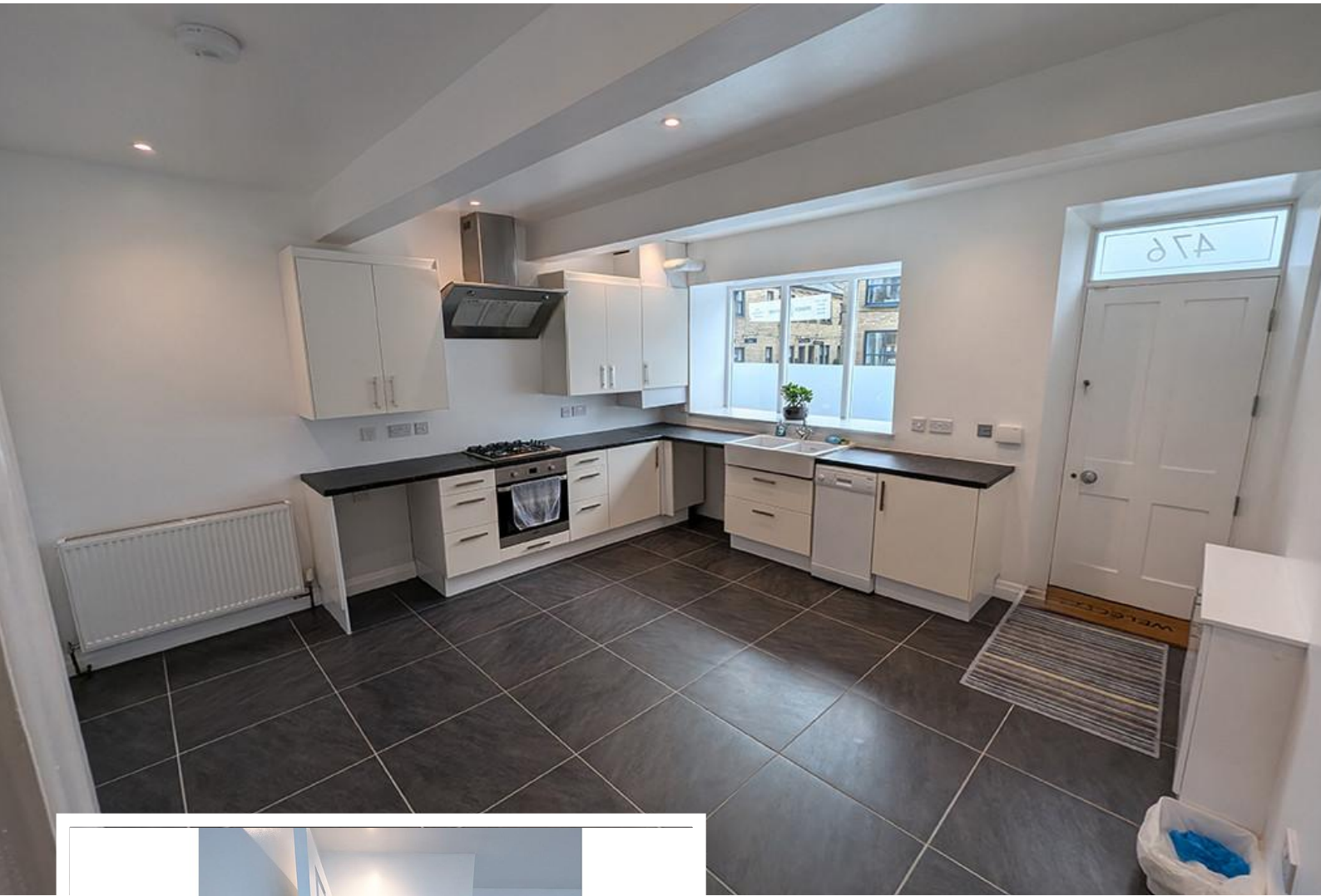
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**476 Thornton Road**

- IDEAL FOR THE FIRST TIME BUYER/INVESTOR
- MID TERRACE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS

**Offers In Region Of £109,950**  
EPC Rating '74'





## Property Description

**\*\* VIEWING IS A MUST \*\*** This beautifully presented Grade II listed, spacious one bedroom mid terrace is perfect for a first time buyer or an investor. This property is located in the much sought after, and historical, Thornton village. Deceptively spacious and situated over three floors, the property comprises of a ground floor modern fitted kitchen, large storage room as well as a W/C. On the first floor there is a well lit spacious living room with new carpets and spotlights. The second floor comprises of a bedroom offering a fantastic amount of space, with a white tiled bathroom featuring a bath, over head shower and hand basin. There is also a separate W/C. This house benefits from double glazed windows throughout, gas central heating, new carpets and spotlights. It is situated close to local amenities and transport links as well as a variety of primary and secondary schools.

### ENTRANCE/GROUND FLOOR

Front door leads to a good sized kitchen.





#### KITCHEN

14' 8" x 14' 4" (4.47m x 4.37m) Ground floor spacious kitchen comprising of modern, gloss fitted wall base units, with an integrated oven, gas hob and extractor fan. There is plumbing for a washing machine and dishwasher. The kitchen has an access door leading to a W/C as well as under stair-storage and large storage room, which could be used as a utility space. There is also a door leading to the first floor.

#### LARGE STORAGE ROOM

11' 3" x 4' 9" (3.43m x 1.45m) This room needs to be seen to be appreciated. It is very spacious and offers plenty of room for storage, utility room or a potential office.



#### W/C

Hand Wash basin and W/C.

#### FIRST FLOOR

Stairs leading to the first floor. Door leading to living room.

#### LIVING ROOM

14' 8" x 15' 1" (4.47m x 4.6m) The large living room has two windows which create a well lit, airy space. It has recently had new carpets and features modern ceiling spotlights making this room ready to furnish.



#### SECOND FLOOR

Stairs leading to second floor.

#### BEDROOM ONE

14' 9" x 10' 0" (4.5m x 3.05m) The bedroom is spacious and modern with new carpets and spotlights mirroring the modern theme of the whole house.

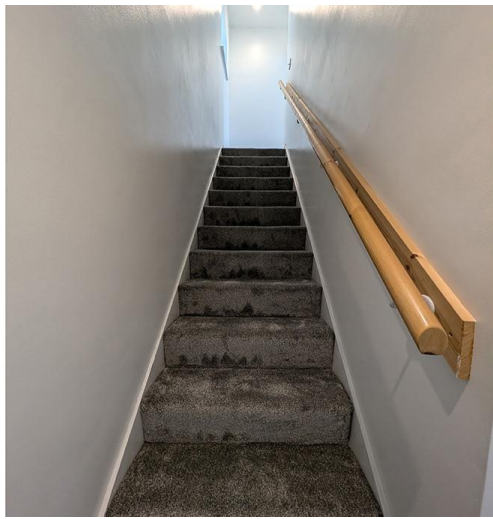
#### L SHAPE BATHROOM

The L shaped bathroom features white tiling and a bath with over head shower as well as a hand wash basin.

#### W/C

Toilet with hand wash basin.





## PURCHASE DETAILS:

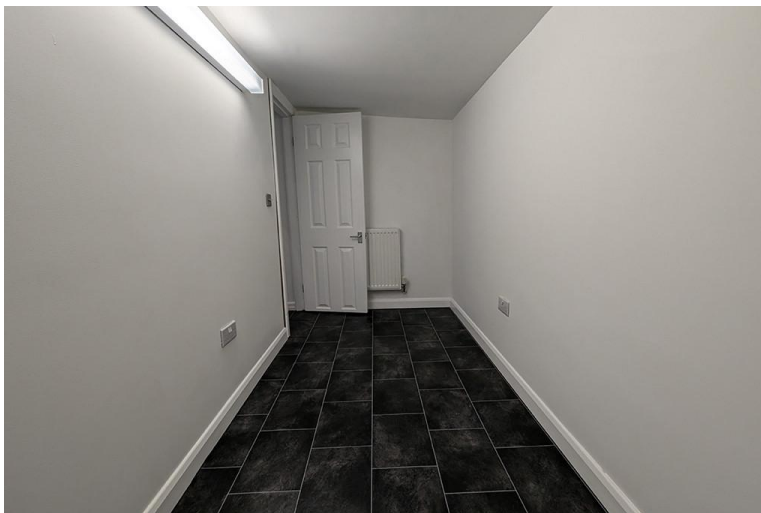
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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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