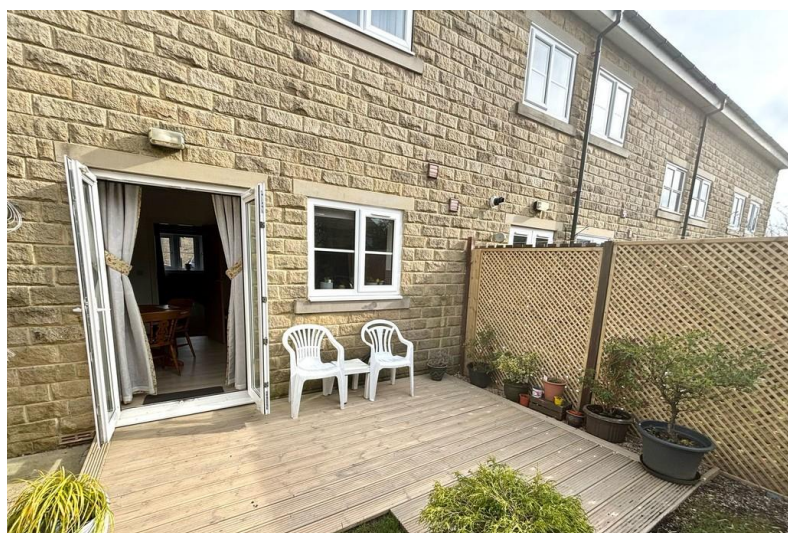




7 Heathcliff Mews

- END TOWNHOUSE
- SPACIOUS ACCOMMODATION
- WELL PRESENTED THROUGHOUT
- GOOD SIZED REAR GARDEN

Asking Price Of £210,000
EPC Rating '73'





Property Description

DESCRIPTION

Located in the heart of Thornton Village, and with Sapgate Gardens a walk away, this property is situated in an ideal location. With spacious rooms throughout, and a good sized garden to the rear, this property would make the ideal family home. The property is well presented and has recently had decking installed in the rear garden as well as new windows at the front of the property. The garden is a beautiful space to have breakfast on a morning through the double doors.

LOUNGE

19' 0" x 11' 12" (5.79m x 3.66m) The beautiful spacious lounge has been neutrally decorated to a high standard. The room features a gas fireplace, central heating radiator and brand new windows to the front offering stunning views. The understairs storage has plumbing to fit a downstairs toilet, but is currently used as a storage cupboard.

KITCHEN/DINER

15' 1" x 9' 11" (4.6m x 3.02m) The kitchen offers a





modern range of wall and base units, laminate worktops, and splashback tiling. Also benefitting an integrated cooker, hob, extractor fan and dishwasher. The double patio doors allow access to the rear garden.

MASTER BEDROOM

15' 4" x 12' 5" (4.67m x 3.78m) A double bedroom with two windows to the rear elevation making the room feel bright and airy. Also benefitting an ensuite with a three piece suite consisting of a WC, wash basin and shower. The room also has fitted central heating radiators.

ENSUITE

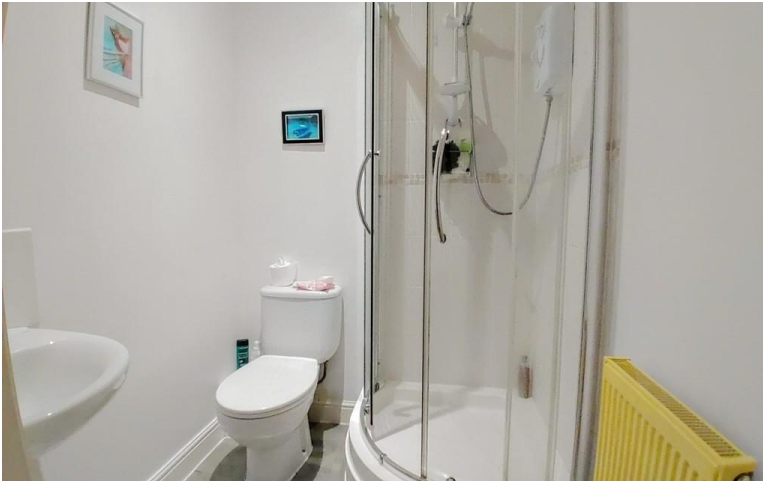
5' 4" x 4' 10" (1.63m x 1.47m) The ensuite is located off bedroom one and offers a shower, hand wash basin and WC.

BATHROOM

7' 10" x 7' 3" (2.39m x 2.21m) Three piece suite with WC, hand wash basin, bathtub with overhead shower.

BEDROOM TWO

9' 1" x 8' 10" (2.77m x 2.69m) Good sized double bedroom with brand new windows to the front elevation and a central heating radiator. This room is perfect as a bedroom, office, playroom or even a dressing room.



BEDROOM THREE

17' 8" x 15' 3" (5.38m x 4.65m) Large bedroom with under eaves storage, three Velux windows, and a central heating radiator. Beautiful natural light space with the potential to add an ensuite or split rooms.

HALLWAY

EXTERNAL

To the front of the property is a driveway, and on street parking if required. Gate to side of property leading to the rear garden which has a recently fitted decking area and a good sized lawn.



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	73	
(55-68) D		
(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 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