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23 High Street

- SET OVER THREE FLOORS
- BEAUTIFULLY DECORATED
- VILLAGE LOCATION
- CLOSE TO OUTSTANDING SHCOOLS

Offers Over £95,000
EPC Rating 'E'





Property Description

DESCRIPTION

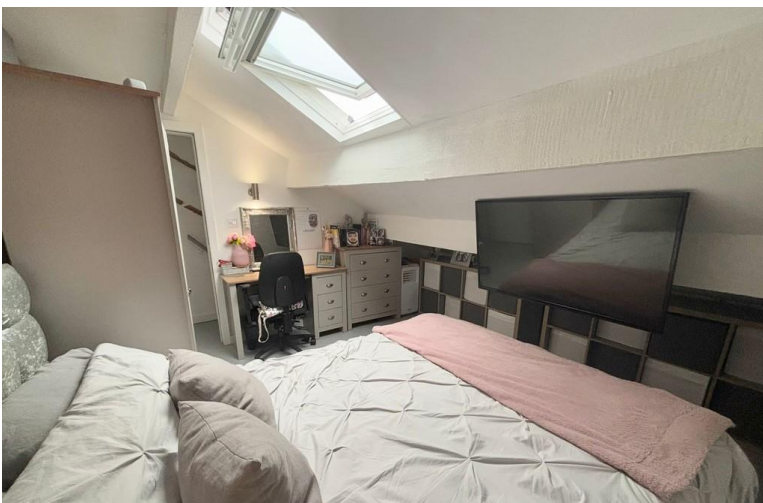
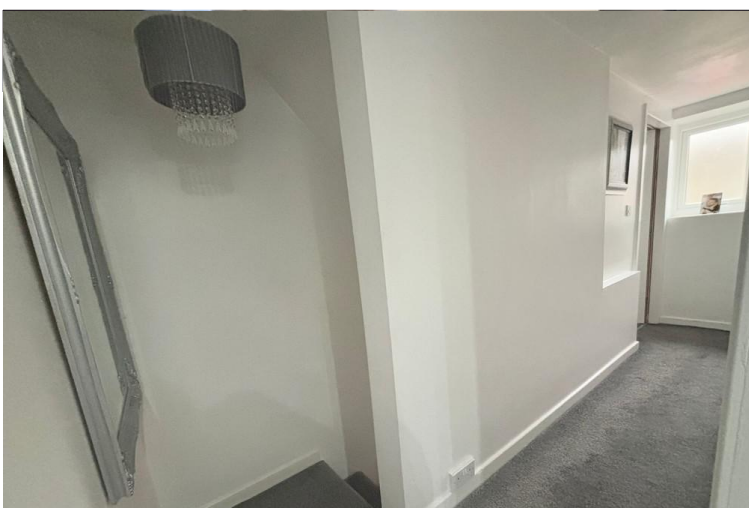
We are delighted to offer for sale this quaint terrace situated in the heart of Thornton Village. Modernised to a high standard, the property boasts an open plan lounge and kitchen fitted with a range of wall and base units all focused around a magnificent open fireplace. Upstairs, there are two double bedrooms and a recently renovated bathroom. The master bedroom is on the 2nd floor and offers a bright and airy space to unwind at the end of a long day. We envisage this property will make a lovely first home for the right buyer or potentially be of interest to an investor.

HALLWAY

5' 6" x 4' 2" (1.68m x 1.27m) This neutrally decorated space consists of a central heating radiator, laminate flooring and also grants access to stairs.

LIVING ROOM

10' 4" x 16' 10" (3.15m x 5.13m) The open plan living room is beautifully light and neutrally decorated room with a central heating radiator and a window to





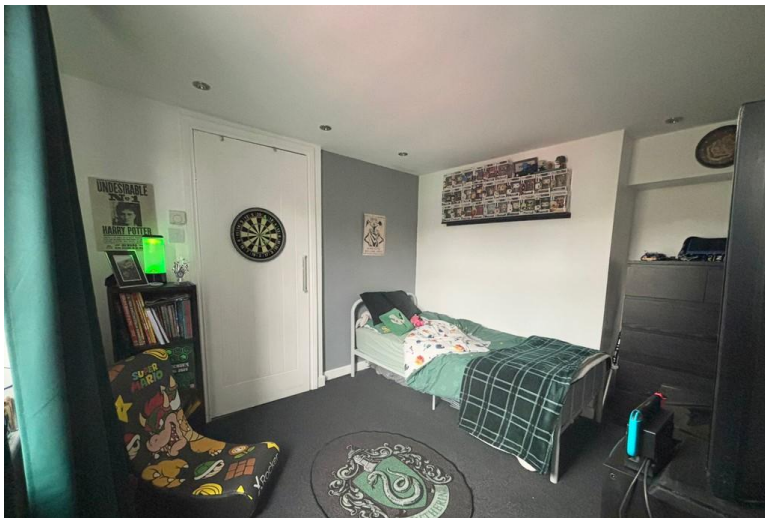
the rear. The focal point of this room has to be the impressive open fireplace.

KITCHEN/LIVING

12' 7" x 14' 7" (3.84m x 4.44m) This stunning room has a an electric fireplace with a stone surrounding As we head over to the kitchen there is an electric hob and gas cooker as well as wall and base units . It also has a central heating radiator and a window to the front.

HALLWAY

14' 7" x 2' 5" (4.44m x 0.74m) This space is newly decorated with fresh carpet and a window to the front.



MASTER BEDROOM

11' 7" x 9' 9" (3.53m x 2.97m) Situated on the 2nd floor, the master bedroom is light and airy with the window to the front and like the rest of the house is decorated beautifully. Inside this room there are spotlights, a storage cupboard and a central heading radiator.

BEDROOM

12' 5" x 12' 1" (3.78m x 3.68m) This light and spacious room has all of the original beams, a velux window, spotlights and a central heating radiator.

BATHROOM

4' 5" x 10' 6" (1.35m x 3.2m) Inside the bathroom there is a heated towel rail, three piece suite, laminate flooring, wooden tiles and shower and sink spotlights.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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