



[www.whitneys.co.uk](http://www.whitneys.co.uk)

**51 North Cliffe Drive**

- THREE BEDROOM SEMI DETACHED
- NEWLY RENOVATED
- BRAND NEW KITCHEN
- CENTRAL HEATING

**Asking Price Of £200,000**  
EPC Rating '73'







## Property Description

### DESCRIPTION

Spacious three bedroom semi detached house recently renovated to a high standard. Located close to Thornton village with many amenities near by. This property would be an ideal family home or first time buyer. With a large living room leading onto a stunning presented brand new kitchen, three bedrooms plus a garage space that has full electrics. This property is one not to miss. Contact us today to arrange your viewing

### ENTRANCE

2' 10" x 5' 5" (0.86m x 1.65m) Entrance hall compromises of central heating radiator and access to living room and stairs.

### LIVING ROOM/DINING AREA

21' 3" x 13' 3" (6.48m x 4.04m) The spacious living room recently renovated to a high standard, fitted with new carpets. The room offers ample amounts of natural light from the large bay window to the front and double French doors to the rear leading to the back garden.



#### KITCHEN

8' 0" x 15' 10" (2.44m x 4.83m) In this light, newly renovated kitchen with modern decor has an electric cooker and hob, two windows to the rear and a central heating radiator. It also grants access to the garage, back garden, pantry and the side of the house.

#### HALLWAY

8' 3" x 5' 8" (2.51m x 1.73m) The hallway upstairs provides access to the loft and has a window to the side.

#### BATHROOM

7' 10" x 5' 3" (2.39m x 1.6m) Family bathroom which is fully tiled and consists of a three piece suite including a wc, handwash basin and a bath with an overhead shower.

#### BEDROOM ONE

10' 11" x 10' 4" (3.33m x 3.15m) The master bedroom has a large window to the front and a central heating radiator. Newly painted with new carpets.

#### BEDROOM TWO

9' 3" x 10' 1" (2.82m x 3.07m) This bedroom consists of a window to the rear with stunning views and a central heating radiator.

#### BEDROOM THREE

6' 11" x 6' 11" (2.11m x 2.11m) This bedroom consists of a fitted wardrobe, a window to side and a central heating radiator.

#### GARAGE

9' 0" x 15' 1" (2.74m x 4.6m) Garage space with access through the kitchen. Fully fitted with electrics and central heating radiator. There is also a window to the side.







## 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		87 B
69-80	C	73 C	
55-68	D		Energy efficiency
39-54	E		
21-38	F		
1-20	G		