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**20 Long Row, Thornton, Bradford 13**

- STUNNING GRADE II LISTED COTTAGE
- OPEN RURAL VIEWS
- A HIGHLY DESIRABLE POSITION
- CHARACTER FEATURES

**Offers In Region Of £195,000**  
EPC Rating '58'







## Property Description

### DESCRIPTION

This beautiful character property has been lovingly restored and decorated to a high standard and boasts of 2 bedrooms, bathroom, living room and kitchen ready for it's new owner. This property features its original beams and feature fireplaces and is the perfect home for a single person, first time buyer or small families. With breath taking views to the front and the back of the property, this is one not to miss.

### LIVING ROOM

14' 0" x 14' 11" (4.27m x 4.55m) When you walk through the front door, you are greeted by a light, bright and airy living area which has been beautifully decorated in line with the rest of the house and is spacious enough to accommodate a range of furniture styles along with a stunning dual fuel fireplace that is set into the chimney breast. This room also comprises of a large window to the front along with a window to the rear and a door to access the cellar and storage.







#### KITCHEN

9' 02" x 8' 04" (2.79m x 2.54m) The kitchen has a window to the rear with amazing views looking out onto the cricket fields and a barn door leading to the back garden. The kitchen has a range of modern wooden wall and base units, integrated cooker with gas hob and central heating radiator.

#### HALLWAY

9' 01" x 5' 02" (2.77m x 1.57m) The hallway allows access to the upstairs bedrooms, bathroom and grants access to the loft.

#### MASTER BEDROOM

10' 05" x 9' 10" (3.18m x 3m) The showstopper of this home is the master bedroom which has been modernised to a high standard. With a feature fire place this room is stunning. Neutrally decorated this room is ready to host you after a long day at work with its original wooden beams and a good size window to the front offering ample amounts of light with breath-taking views. This room also comprises of a central heating radiator.



#### BEDROOM TWO

7' 04" x 11' 05" (2.24m x 3.48m) A good size bedroom that will fit a single bed and wardrobe. Neutrally decorated with neutral carpets, this room also consists of a window to the back and a central heating radiator.



#### BATHROOM

6' 01" x 5' 06" (1.85m x 1.68m) The bathroom is modern and beautifully designed with fully tiled walls and a three piece suite comprising of a bath with shower head, WC and hand wash basin. The room is light and airy with a window to the front and a central heating radiator.







## 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.

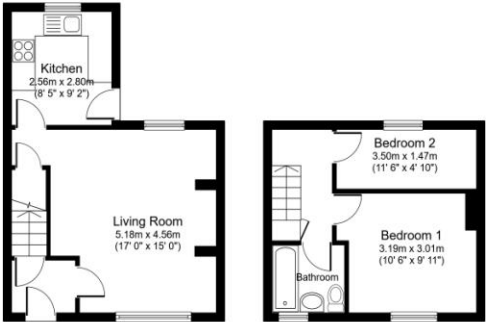


**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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 2002/91/EC	



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