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**194 Hill Top Road**

- TWO BEDROOM END TERRACE
- VIDEO TOUR
- AMAZING VIEWS
- CHARACTER FEATURES THROUGHOUT

**Offers Over £180,000**  
EPC Rating 'TBC'







## Property Description

### DESCRIPTION

Set in the peaceful and sought-after area of Thornton, is a beautifully presented two-bedroom end terrace offering a perfect blend of modern living and low-maintenance convenience. With a spacious kitchen and living room, bathroom, two bedrooms, a private garden and shared court yard, this property is ideal for those looking to downsize or small families. With breath taking views to the front and the back of the property, this is one not to miss. We anticipate high demand on this property so call 01274 880019 today to book a viewing.

### FRONT ENTRANCE

3' 06" x 3' 09" (1.07m x 1.14m) The front entrance also offers access to the house and comprises of space for coats and shoes and a central heating radiator.

### LIVING ROOM

15' 06" x 14' 04" (4.72m x 4.37m) 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 gas fireplace that is set into a stone chimney breast. This room also comprises of a large window to the front and a door to access the kitchen and first floor.

#### KITCHEN

11' 10" x 10' 04" (3.61m x 3.15m) The kitchen is in line with the rest of the house and has been beautifully modernised to a high standard. With a window to the rear there is plenty of natural light running through. The kitchen is fitted with a gas hob and cooker plus extractor fan and a range of neutral wall and base units. The kitchen also comprises of integrated appliances including a fridge and washer and tiled flooring.

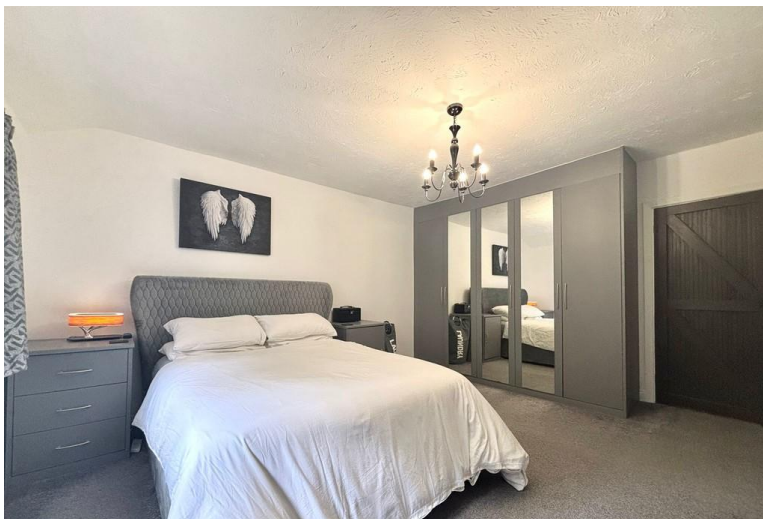


#### BEDROOM ONE

14' 02" x 15' 01" (4.32m x 4.6m) 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 fitted wardrobes and drawers and two good size windows to the front offering ample amounts of light. This room also comprises of a central heating radiator.

#### BEDROOM TWO

8' 06" x 5' 06" (2.59m x 1.68m) This bedroom has been neutrally decorated with neutral carpets, this room also consists of a window to the back and a central heating radiator.



#### BATHROOM

7' 08" x 5' 03" (2.34m x 1.6m) The bathroom is modern and beautifully designed with part tiled walls and a three piece suite comprising of a shower, WC and hand wash basin. The room is light and airy with a heated towel radiator.

#### HALLWAY

11' 02" x 5' 02" (3.4m x 1.57m) The hallway allows access to the upstairs bedrooms, bathroom and grants access to the loft.



#### EXTERIOR

With a good size garden to the front and a shared courtyard garden to the rear which is fully flagged with a private gate access.





## 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.







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