

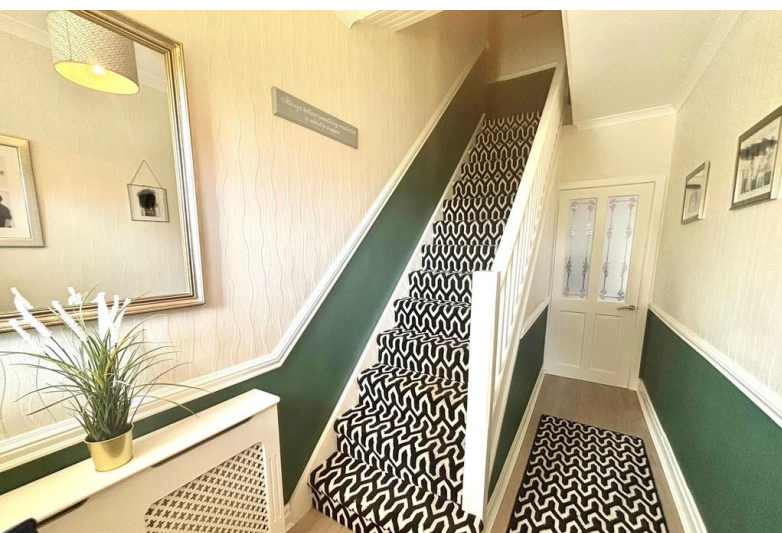


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**2 Thorpe Avenue, Thornton BD13 3BA**

- FOUR BEDROOM SEMI-DETACHED
- MODERNISED TO A HIGH STANDARD
- GARDENS TO THE FRONT AND REAR
- TWO BATHROOMS

**Offers In Region Of £299,950**  
EPC Rating '66'







## Property Description

### DESCRIPTION

We are excited to bring to market this magnificent 4 bed semi-detached property located in a much sought after location. Set over 2 floors and with ample outside space, this house will make a beautiful home for a growing family. Benefitting from 2 reception rooms, open plan kitchen diner, 2 bathrooms, 4 bedrooms, ensuite, outhouse and neutrally decorated throughout this is a turn key property meaning the new owner can unpack and live in without worrying about any alterations or decorating. We anticipate high interest for this property and advise early booking to avoid disappointment.

### FRONT ENTRANCE

13' 02" x 5' 09" (4.01m x 1.75m) After entering the property through the front door the first thing that will catch your eye is the beautiful floor along with the stunning stairway which has wall cladding running throughout. Neutrally decorated hallway which allows access to the living room, kitchen, dining room, occasional room and stairs leading to







the first floor.

#### LIVING ROOM

14' 10" x 11' 08" (4.52m x 3.56m) The lounge offers a cosy and spacious space to relax and unwind after a long day. The room has been delightfully decorated with neutral carpets throughout making this a space you could tweak to your style with ease. With plenty of natural light coming through the large front facing window and with French doors providing access to the kitchen/ diner. This room also comprises of a cast iron decorative fireplace with a modern surround and granite hearth.

#### KITCHEN/DINER

25' 07" x 9' 03" (7.8m x 2.82m) The open plan kitchen and dining area is the hub of this amazing property. With two windows to the rear, there is plenty of natural light. The kitchen is high end with integrated appliances including a double oven, gas hob and extractor fan and a separate drinks fridge. All cupboards are neutral with a small silver handles, with a breakfast bar area and dining table. Making this room a great space host family events or a quiet breakfast with the family. The room also grants access to the living room, hallway, occasional room and back garden.



#### OCCASIONAL ROOM

12' 04" x 9' 04" (3.76m x 2.84m) An added addition to this house is a separate family/ occasional room. This room can also be used as an office space or even a downstairs bedroom with a utility cupboard with plumbing for a washing machine and space for a tumble dryer. With double French doors leading to the front garden this room is perfect to unwind after a long day and take in the views. This room also comprises of wooden flooring throughout and a central heating radiator.



#### MASTER BEDROOM

11' 07" x 12' 08" (3.53m x 3.86m) Another magnificent feature to this property is the Master Bedroom which boasts of its own ensuite bathroom. Beautifully decorated and ready to provide a cosy retreat to the new owners. This room also comprises of a large window to the front with stunning views and central heating radiator.

#### ENSUITE

6' 11" x 5' 09" (2.11m x 1.75m) Ensuite bathroom which is the perfect addition to any home comprises of a three piece suite with walk-in shower, WC, handwash basin with storage drawer and central heating towel radiator.



#### BEDROOM TWO

10' 01" x 9' 09" (3.07m x 2.97m) A great size double bedroom which is light and airy and consists of a





window to the rear and a central heating radiator. This room also comprises of fitted wardrobes with ample storage space.

#### BEDROOM THREE

10' 00" x 9' 07" (3.05m x 2.92m) Fantastic size bedroom with a large window to the front offering stunning views. In line with the rest of the house this room has been beautifully decorated and allows space for a variety of furniture styles. This room also comprises of a central heating radiator.

#### BEDROOM FOUR

10' 07" x 9' 06" (3.23m x 2.9m) Double room with a window to the rear offering ample amounts of natural light. This room also comprises of a central heating radiator and hand wash basin sink.



#### BATHROOM

5' 10" x 8' 02" (1.78m x 2.49m) The family bathroom is bright and airy with a central heating radiator and window to the rear of the property. There is a modern white 4 piece bathroom suite comprising of a WC, hand wash basin, bath with shower head and a separate walk in shower.

#### HALLWAY

9' 11" x 9' 06" (3.02m x 2.9m) A good size hallway which grants access to the first floor bedrooms, family bathroom and loft space.



#### EXTERIOR

The outdoor space is stunning. With a patio area, water feature, decking, lawn and views to die for- this outside retreat is perfect for a family or for hosting summer barbecues. With well maintained gardens to the front, sides and rear along with a large driveway for multiple cars. The outside space also boasts of a outhouse/ workshop with full electrics and an outside tap.







## 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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	80
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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