



Churchill Road, Thornton

£260,000

* EXTENDED SEMI DETACHED * THREE BEDROOMS * WELL PRESENTED * POPULAR LOCATION *

* TWO BATH/SHOWER ROOMS * HIGH SPECIFICATION * GARDENS * DRIVEWAY * VIEWS *

Situated on the outskirts of the sought-after village of Thornton, this superbly presented three double bedroom extended semi-detached home enjoys attractive views over open farmland and has been modernised to a high specification throughout by the current owners. The accommodation features an impressive 20ft family living kitchen - perfect for modern-day living and entertaining with a cosy multi-fuel stove. Together with a downstairs WC and two contemporary bath/shower rooms.

Externally, the property benefits from well-maintained gardens and a driveway providing off-street parking. Conveniently located close to Thornton's range of amenities, shops, and well-regarded primary and secondary schools, this outstanding home will appeal to families, professional couples and a variety of other buyers seeking a blend of village living and modern comfort.





Entrance Hall

With tiled floor and double glazed window.

Family Living Kitchen

20'1" x 21'8" (6.12m x 6.60m)

The Kitchen Area is fitted with a range of modern wall and base units incorporating sink unit, quartz work surfaces, hob, extractor hood, integrated fridge/freezer, dishwasher, bi-fold doors to rear garden with far-reaching views.

The Lounge Area has a multi fuel fire set in chimney breast, built in shelving with lighting, radiator, double glazed window and understairs storage.

Utility

5'4" x 6'7" (1.63m x 2.01m)

Modern fitted base units incorporating plumbing for auto washer, double glazed window and tiled floor.

WC

Modern low suite wc, panelled walls.

Lounge

13'8" x 11'8" (4.17m x 3.56m)

With radiator and double glazed window.

First Floor

Bedroom One

16'5" x 11'7" (5.00m x 3.53m)

With built in wardrobe, radiator and double glazed window.

Wet Room

Three piece suite comprising walk-in shower area, low suite wc, wash basin, radiator, double glazed window, tiled walls and floor.

Bedroom Two

10'6" x 9'2" (3.20m x 2.79m)

With radiator and double glazed window.

Bedroom Three

11'6" x 9'6" (3.51m x 2.90m)

With radiator and double glazed window.





Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window.

Exterior

To the outside there is a garden with far-reaching views , patio area and driveway providing ample off-road parking.

Directions

From our office on Queensbury High Street head toward Russell St, turn right onto Chapel St, left onto Albert Rd, turn right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout turn left onto Thornton Rd, left onto Churchill Rd.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



Churchill Road, BD13

Approximate Gross Internal Area = 115.4 sq m / 1242 sq ft

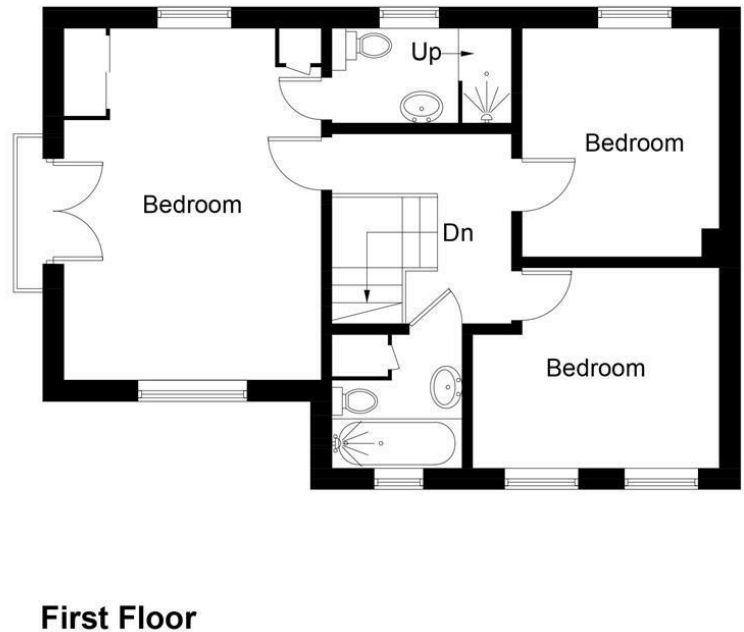
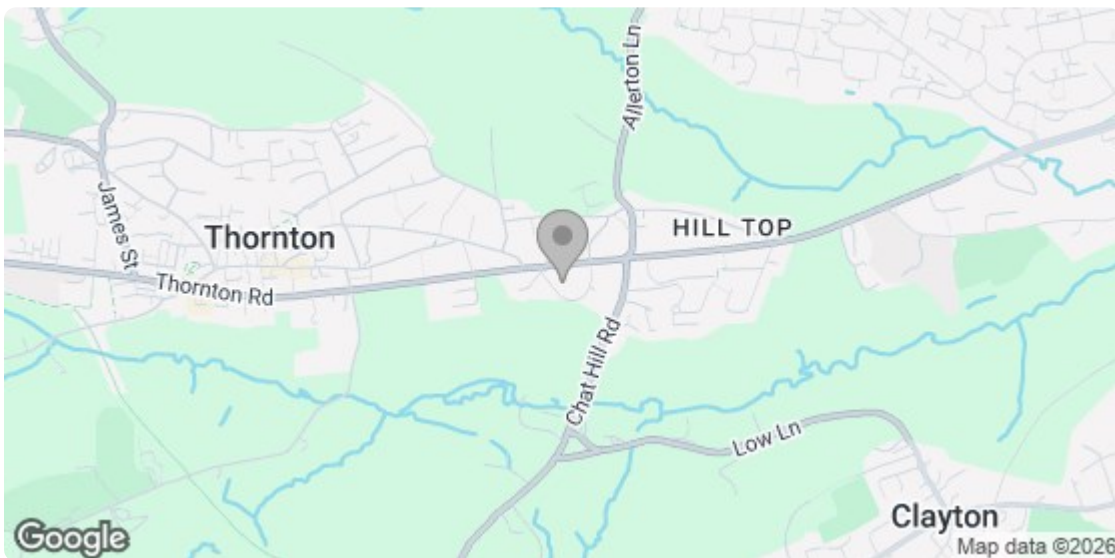


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339378)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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