



## 18 Hillcrest Road, Thornton, Bradford, BD13 3PQ

**\*\* PLEASANT VIEWS ACROSS THE VALLEY \*\*** VIEWING IS STRONGLY ADVISED for this spacious SEMI DETACHED BUNGALOW briefly comprising: side entrance, hallway, TWO BEDROOMS, lounge, CONSERVATORY and recently fitted well equipped kitchen. Covered external access to a DETACHED GARAGE and larger than average gardens to rear. Benefitting further from GCH DG and spacious shower room. Situated within this highly sought after village of THORNTON, ideal for many of the village amenities and community groups, rural walks yet the main Cities of Bradford/Halifax are within easy commute. **BOOK YOUR VIEWING TODAY**

**£179,000**

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**ENTRANCE** Porch entrance to the front door plus covered passage way to the side entrance leading to garage

**ENTRANCE HALLWAY** With access to the loft

**LOUNGE 12'1" x 18' (3.68m x 5.49m)**

Lovely size lounge area with feature fireplace and sliding doors leading to the conservatory

**CONSERVATORY 9'11" x 9'10" (3.02m x 3m)**

A great addition that enjoys far reaching views. Laminate flooring

**KITCHEN 8'5" x 7'7" (2.57m x 2.3m)**

Recently fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Integrated appliances to include, fridge freezer, dishwasher and quality oven, hob and extractor

**BEDROOM ONE 10'2" x 9'9" (3.1m x 2.97m)**

Fitted furniture

**BEDROOM TWO 10'1" x 8'2" (3.07m x 2.5m)**

**SHOWER ROOM** Modern shower room with vanity style sink unit and W.C

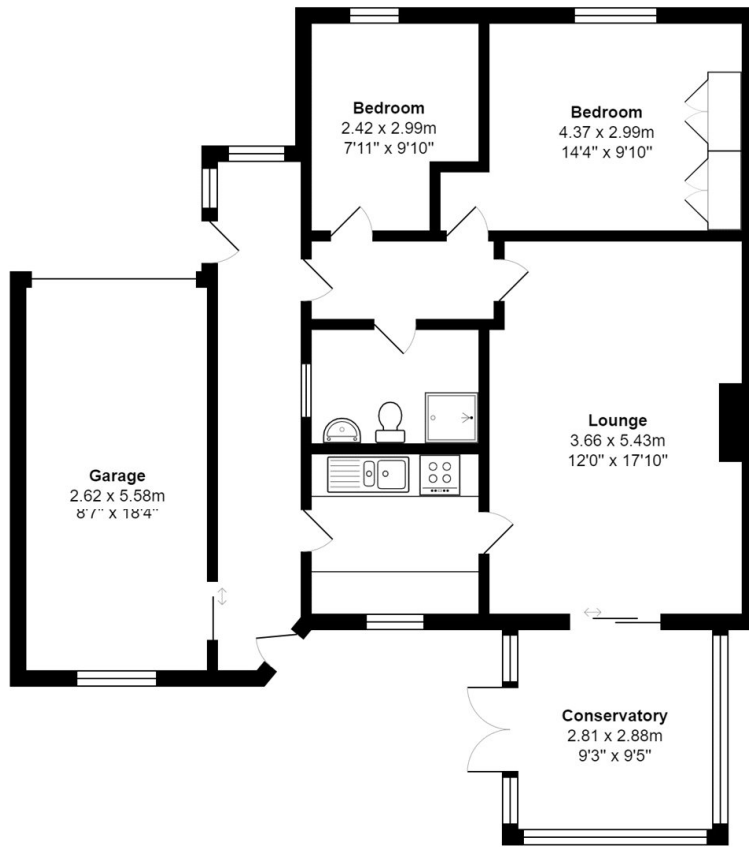
**OUTSIDE** Tiered garden to the front with drive leading to garage. Pleasant lawned garden to the rear with paved seating area. Detached garage with power and light and plumbing

**FURTHER INFORMATION** Council Tax - Band B

Tenure - Freehold

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Ground Floor

Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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