



Hill Top Road, Thornton

£375,000

* STONE BUILT DETACHED * TWO BEDROOMS * POPULAR LOCATION * FAR-REACHING VIEWS *

* CONSERVATORY/SUN ROOM * TWO RECEPTION ROOMS * GARDENS * DRIVE * GARAGE

Located in one of the most sought after and desirable locations of Thornton and within easy access of amenities, shops and fantastic walks, is 'Thompson Square House'. An individually stone built property which boasts far-reaching uninterrupted views.

The deceptively spacious two bedroom detached property was built in the 1960's and has only been occupied by the original owners.

The property has impressive room proportions and briefly comprises entrance, vestibule, dining kitchen, WC, bathroom, dining room, conservatory/sun room, lounge and two bedrooms.

To the rear there are well stocked gardens, with stunning open aspect far reaching views. A driveway leads to a double integral garage.





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Entrance

With tiled floor.

Vestibule

With radiator.

Dining Kitchen

17'9" x 16'3" (5.41m x 4.95m)

Having a range of wall and base units incorporating sink unit, complementary work surfaces, tiled splashback and floor, cooker, feature radiator, window seat, ceiling beams, living flame gas fire set in chimney breast.

WC

With low suite wc.

Bathroom

Four piece suite comprising bath, shower cubicle, pedestal wash basin, tiled walls, radiator and farmland views.

Dining Room

20'2max x 13'8" max (6.15mmax x 4.17m max)

With two radiators and French doors to conservatory.

Conservatory/Sun Room

20'10" x 9'5" (6.35m x 2.87m)

With radiator and far-reaching views.

Lounge

20'7" x 14'8" (6.27m x 4.47m)

Having a living flame gas fire in fireplace surround, ceiling beams, three radiators and farmland views.





Bedroom One

11'1" x 12'1" (3.38m x 3.68m)

With fitted wardrobe, radiator and far-reaching views.

First Floor

Bedroom Two

14'3 x 10'1 (4.34m x 3.07m)

With fitted wardrobe and radiator.

Exterior

To the outside there are gardens to front, side and rear with ample under-house storage comprising boiler room and workshop. There is a driveway providing off-road parking leading to a double garage. Enjoys far-reaching views to the rear.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644 for 2.3 miles, turn right onto Well Heads, after 0.8 miles continue onto Hill Top Rd and Thompson Square House will shortly be seen displayed via our For Sale board.



Thompson Square House, BD13

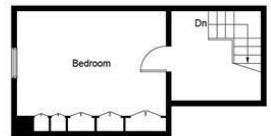
Approximate Gross Internal Area = 301.3 sq m / 3243 sq ft



Lower Ground Floor

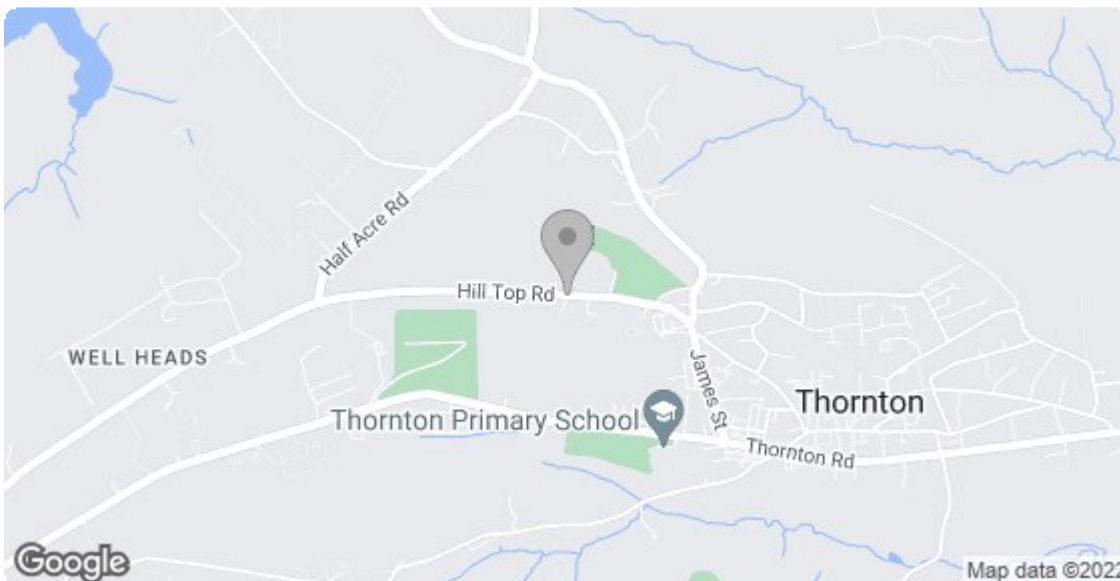


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID841027)



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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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