



Old Road, Thornton,

£150,000

**** EXTENDED SEMI DETACHED ** TWO BEDROOMS ** TWO RECEPTION ROOMS **
** IDEAL FOR FTB/YOUNG FAMILY ** FARMLAND VIEWS TO REAR ** GARDENS & PARKING ****

This two bedroom extended semi detached property would appeal to a FTB/ Young Family. Situated on the outskirts of Thornton Village which boasts amenities, shops, cafes and local schools.

Benefits from farmland views to the rear, GCH, DG and a driveway.

The accommodation briefly comprises of an entrance, dining room, dining kitchen, lounge two first floor bedrooms and a house bathroom.

To the outside there is a generous garden to the rear with a driveway providing off street parking.



Entrance

Dining Room

12'5" x 9'0" (3.78m" x 2.74m")



Dining Kitchen

15'5" x 14'8" (4.70m" x 4.47m")

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer, radiator and upvc door leading to rear.

Lounge

12'6" x 12'7" (3.81m" x 3.84m")

Multi fuel fire and radiator.



First Floor Landing

Bedroom One

13'3" x 12'7" (4.04m" x 3.84m")

Radiator.



Bedroom Two

12'2" x 7'4" (3.71m" x 2.24m")

Radiator.



Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.



Exterior

To the outside there is a generous garden to the rear with farmland views together with a driveway providing off street parking.

Council Tax Band

B

Tenure

FREEHOLD.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(11-20)	G	(11-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk