



Thornton Road, Thornton,

£230,000

* END TERRACE * FOUR DOUBLE BEDROOMS * OVER THREE FLOORS * VIEWS *
* CLOSE TO AMENITIES * ENCLOSED GARDEN *

Situated in the heart of Thornton Village is four double bedroom end terrace property. Having spacious accommodation over three floors the property would appeal to a number of buyers. Within walking distance of local amenities, shops, first and secondary schools and pleasant rural walks. Benefits from a modern fitted kitchen, GCH, DG and far reaching views. To the outside there is an enclosed decked and patio garden to the rear.



Entrance Porch

Hall

With radiator.

Lounge

15'3" x 12' (4.65m x 3.66m)

With electric fire in fireplace surround, radiator and double glazed window enjoying far-reaching views.

Dining Kitchen

17'5" x 14'11" (5.31m x 4.55m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, range style cooker, integrated fridge/freezer, extractor hood, plumbing for auto washer, radiator and double glazed window.

Cellar

Large cellar room.

First Floor

Bedroom Two

15'11" x 11' (4.85m x 3.35m)

With radiator, double glazed window and built in storage.

Bedroom One

15'3" x 13'3" (4.65m x 4.04m)

With sliding door wardrobes, radiator and double glazed window.

Bathroom

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

Second Floor

Attic Bedroom Three

17'2" max x 11'6" (5.23m max x 3.51m)

With radiator and double glazed window.

Attic Bedroom Four

11'7" x 11'5" (3.53m x 3.48m)

With radiator and double glazed window.

Exterior

To the outside there is an enclosed decked and patio garden to the rear with useful storage shed.

Directions

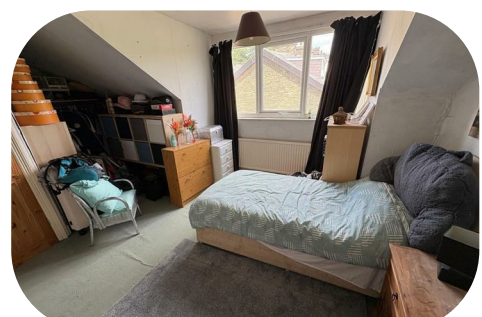
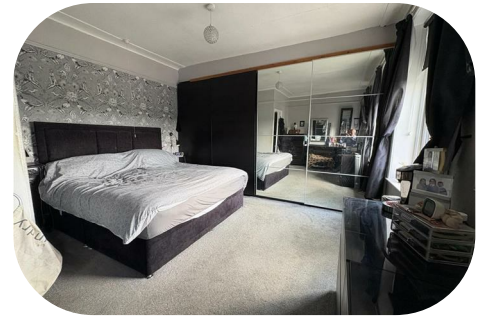
From our office on Queensbury High Street head towards Russell St, right onto Chapel St, left onto Albert Rd/Small Page/A644, continue to follow A644 for 2 miles, turn right onto Thornton Rd/B6145 and the property will be seen on the left displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / Bradford



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	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
G2 plus+ A		G2 plus+ A	
G1-91 B		G1-91 B	
F9-90 C		F9-90 C	
E5-88 D		E5-88 D	
D39-54 E		D39-54 E	
C1-38 F		C1-38 F	
B1-20 G		B1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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