



Hughendon Drive, Thornton,
Offers Over £325,000

*** LINK DETACHED BUNGALOW * THREE DOUBLE BEDROOMS * MODERNISED TO HIGH STANDARD *
* MODERN KITCHEN * TWO MODERN BATH/SHOWER ROOMS * LANDSCAPED GARDEN * DRIVEWAY * GARAGE ***

Superbly presented three double bedroom link detached bungalow!!

The property has been fully modernised throughout to a high standard and would appeal to a number of buyers with its stunning condition and 'ready to move into' accommodation.

Having a modern fitted kitchen, house bathroom, en-suite shower room and landscaped garden.

The property is within easy reach of Thornton village which boasts amenities, shops and local schools.

The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, three double bedrooms (master having en-suite) and a house bathroom.

To the outside there is a landscaped garden to the rear, together with a driveway leading to an attached garage.



Entrance Hall

With radiator, built in storage cupboard and loft access.

Lounge / Diner

11'8" x 18'10" (3.56m x 5.74m)

With radiator, double glazed window, patio doors leading to rear garden.

Kitchen

13' x 10'9" (3.96m x 3.28m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, integrated fridge/freezer, dishwasher, oak work surfaces, oven, hob and extractor hood, radiator, double glazed window, upvc door to side.

Bedroom One

11'3" x 13'2" (3.43m x 4.01m)

With radiator and double glazed window. En Suite shower room and dressing room;

Dressing Room

8' x 8'2" (2.44m x 2.49m)

En Suite Shower Room

Modern three piece suite comprising walk-in shower, vanity sink unit, low suite wc, towel radiator, double glazed window, tiled floor.

Bedroom Two

14'7" x 12'8" (4.45m x 3.86m)

With radiator and double glazed window.

Bedroom Three

12'2" x 9'8" (3.71m x 2.95m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising P shaped bath, vanity sink unit, low suite wc, towel radiator and double glazed window.

Exterior

To the outside there are to front and rear, together with driveway and attached garage.

Directions

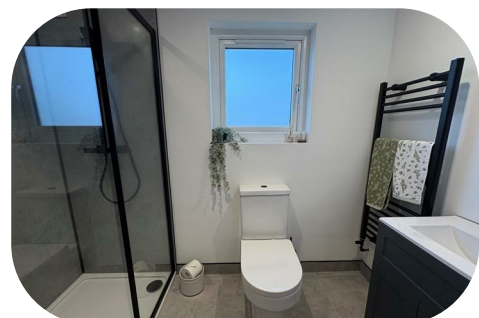
From our office on Queensbury High Street head east on High St towards Gothic St, turn left onto Albert Rd, turn right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, right onto Hughendon Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D / 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
(1-20) G			(1-20) 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		

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