



Thornton Old Road, Fairweather Green,

£165,000

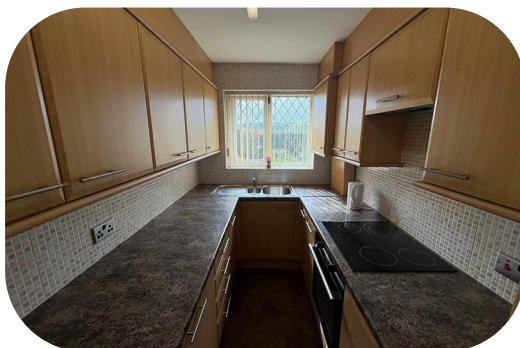
*** SEMI DETACHED BUNGALOW * TWO BEDROOMS * CLOSE TO AMENITIES ***

*** CONSERVATORY * GARDENS * DRIVE * GARAGE ***

This two bedroom semi detached bungalow would make an ideal purchase for anybody looking to downsize. Situated within easy reach of amenities, shops and bus routes the property benefits from a conservatory, gas central heating and double glazing.

Briefly comprising entrance hallway, kitchen, lounge, conservatory, two bedrooms and a bathroom.

To the outside there are gardens to front and rear with a driveway leading to a single garage.



Entrance

With radiator.

Hallway

With radiator.

Kitchen

10' x 6'2" (3.05m x 1.88m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor, integrated fridge/freezer, washer, double glazed window.

Lounge

15'2" x 11'8" (4.62m x 3.56m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

Bedroom One

12'1" x 8'3" (3.68m x 2.51m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

9'7" x 7'3" (2.92m x 2.21m)

With radiator.

Conservatory

9'4" x 7'2" (2.84m x 2.18m)

With radiator and upvc door to rear.

Bathroom

Three piece suite comprising sit-down bath, vanity sink unit, low suite wc, radiator and double glazed window.

Exterior

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

Directions

From our office on Queensbury High Street head toward Russell St, right onto Chapel St, left onto Albert Rd, 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, at the roundabout turn right onto Thornton Rd, at the roundabout take the 2nd exit and stay on Thornton Rd, turn right onto Thornton Old Rd, right to stay on Thornton Old Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / 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		
(92-100) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(29-34) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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