



Wensley Bank, Thornton,

£159,950

* TERRACE * THREE BEDROOMS * CLOSE TO AMENITIES * IDEAL STARTER HOME *
* ENCLOSED PATIO GARDEN * CLOSE TO THORNTON VILLAGE *

Well presented three bedroom terrace property which is situated on the outskirts of Thornton Village.

Within walking distance of local amenities, shops and schools, the property benefits from gas central heating and double glazing.

The property would make an ideal purchase for a FTB/young family and offers accommodation over three floors.

Briefly comprises entrance porch, lounge, kitchen, cellar and rear porch. There are is a first floor bedroom and a house bathroom, together with two further attic bedrooms to the second floor.

To the outside there is an enclosed patio garden to the rear.



Entrance Porch

Lounge

14'2" x 13'8" (4.32m x 4.17m)

With a living flame gas fire in fireplace surround, radiator, double glazed window and exposed wood floor.

Kitchen

11' x 8'3" (3.35m x 2.51m)

With fitted wall and base units incorporating sink unit, oven, hob, extractor fan, plumbing for auto washer, double glazed window.

Cellar

Useful storage.

Rear Porch

First Floor

Bathroom

Three piece suite with corner bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom One

14' x 11'2" (4.27m x 3.40m)

With built in wardrobe, radiator and double glazed window.

Second Floor

Attic Bedroom Two

12'4" x 11'2 max (3.76m x 3.40m max)

With radiator and double glazed window.

Attic Bedroom Three

11'3" x 8'2" (3.43m x 2.49m)

With radiator and velux window.

Exterior

To the outside there is a patio garden to the rear.

Directions

From our office on Queensbury High Street head towards Russell St, turn right onto Chapel St, turn left onto Albert Rd/Small Page, continue to follow A644, turn right onto Pit Ln, turn right onto Headley Ln, continue onto Green Ln, left onto Thornton Rd and Wensley Bank will be seen.

TENURE

FREEHOLD

Council Tax Band

A / 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 plus) A			(81-91) A		
(81-91) B			(61-80) B		
(69-80) C			(55-60) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
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@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk