



Shirley Mews, Thornton

£280,000

- * DETACHED * THREE BEDROOMS * MODERN KITCHEN & BATHROOM *
- * NHBC CERTIFICATION REMAINS * CLOSE TO AMENITIES/SCHOOLS *
- * GARDENS FRONT & REAR * DRIVEWAY * PART CONVERTED GARAGE *

This fantastic three bedroom detached home would make an ideal purchase for a young family and is located on the outskirts of Thornton village. The property benefits from still having 9 years NHBC certificate remaining, modern kitchen and house bathroom, driveway and part converted garage.

Within easy reach of amenities, shops, first and secondary schools and pleasant rural walks.

The accommodation briefly comprises entrance hallway, lounge, dining kitchen, cloakroom/wc and an occasional room. There are three first floor bedrooms and a house bathroom.

To the outside there are gardens to both front and rear, together with driveway providing off street parking.





Entrance Hall

With radiator and double glazed window.

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Lounge

14'6" x 14'5" (4.42m x 4.39m)

Having a media wall unit incorporating feature electric fire. Radiator, double glazed window and understairs storage.

Dining Kitchen

9'4" x 14'6" (2.84m x 4.42m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer, fridge/freezer, radiator, double glazed window and French doors to rear.

Occasional Room

Part garage conversion. With feature wall panelling and radiator.

First Floor

With radiator.

Bedroom One

12'7" x 8'2" (3.84m x 2.49m)

With radiator and double glazed window.

Bedroom Two

11'1" x 8'1" (3.38m x 2.46m)

With radiator and double glazed window.

Bedroom Three

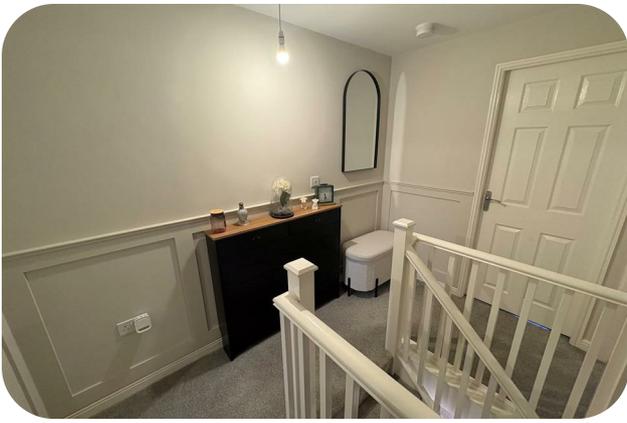
6'1" x 7'9" (1.85m x 2.36m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.





Exterior

To the outside there is a lawned garden with patio to the rear, together with a driveway providing off-road parking.

Directions

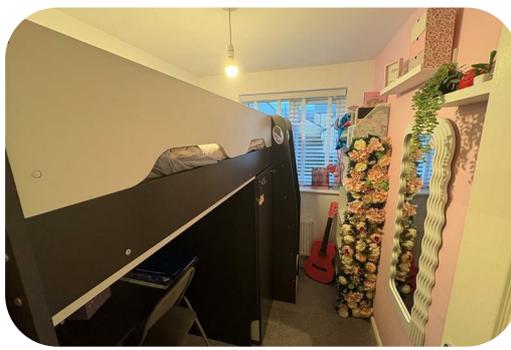
From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Chapel St, left onto Albert Rd/Small Page/A644, after 2 miles turn right onto Thornton Rd, turn right onto Charlotte Brontë Way, right onto Shirley Mews and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			

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.

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