Sugdens
Sales & Lettings



Cragg Lane, Thornton,

£130,000

* COTTAGE * ONE BEDROOM * IDEAL FTB/DOWNSIZER * MODERNISED * ON STREET PARKING *
* FARMLAND VIEWS * SOLD FULLY FURNISHED * MODERN KITCHEN & SHOWER ROOM *
Discover this beautifully presented FULLY FURNISHED one-bedroom cottage.
Enjoy stunning farmland views from the open plan lounge and kitchen, creating a bright and inviting space.
The property benefits from a full modernisation throughout and underfloor heating.
This charming home is ideal for anyone looking to downsize or as a perfect first-time buy.
Don’t miss out on this delightful property!







Open Plan Lounge/Kitchen
16'4" x 14'9" (4.98m x 4.50m)
Lounge Area has understairs storage and tripple glazed window.
Kitchen Area is fitted with a range of modern fitted wall and base units incorporating sink unit, tiled splashback, oven, hob, extractor fan, integrated microwave, plumbing for dishwasher.



First Floor

Bedroom One
16'3" x 9'8" (4.95m x 2.95m)
With tripple glazed window enjoying farmland views, useful storage cupboard.



Dressing Room
With hanging space, drawers, tripple glazed window, plumbing for auto washer.



Shower Room
Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, tiled walls and floor.



Exterior
To the outside there is off-street parking and a small patio area to the front.

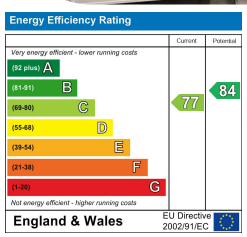
Directions
From our office on Queensbury High Street head toward Russell St, turn right onto Chapel St, turn left onto Albert Rd/Small Page, continue to follow A644 for 1.9 miles, turn right onto Cragg Ln.

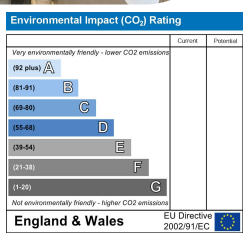
TENURE
FREEHOLD

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.





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

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