



## Allerton View, Thornton

**£220,000**

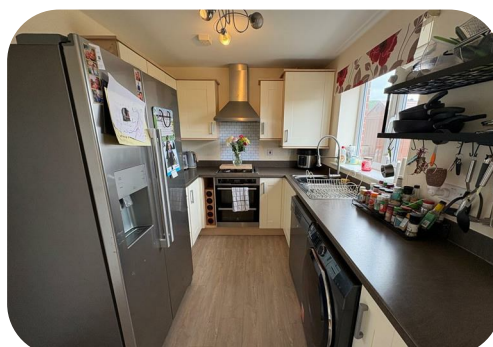
\* DETACHED \* THREE BEDROOMS \* TWO BATH/SHOWER ROOMS \* READY TO MOVE INTO \*

\* STUNNING VIEWS \* QUIET CUL-DE-SAC \* GARDEN \* PARKING \*

Situated on the outskirts of Thornton Village is this three bedroom detached property. Boasting stunning farmland views to the rear, the property would make an ideal purchase for a young/growing family and is located on this quiet cul-de-sac location.

Having a garage conversion which offers a play room/sitting room, the well presented property offers 'ready to move into' accommodation.

Benefits from a dining kitchen, play room, en-suite and open aspect views to the rear. To the outside there is a garden to the rear, together with a driveway providing off street parking.







### Entrance Vestibule

With radiator.

### Play Room

15'3" x 7'7" (4.65m x 2.31m)

With radiator and double glazed window.

### Lounge

16'1" x 10'3" (4.90m x 3.12m)

With radiator and double glazed window.

### Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and extractor fan.

### Dining Kitchen

18'8" x 7'8" (5.69m x 2.34m)

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, plumbing for auto washer, plumbing for dishwasher, radiator, double glazed window and French doors leading to rear - enjoying farmland views.

### First Floor

With double glazed window and useful storage cupboard.

### Bedroom One

13'8" x 9'6" (4.17m x 2.90m)

With radiator and two double glazed windows. En-Suite Shower Room;

### En Suite Shower Room

White three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

### Bedroom Two

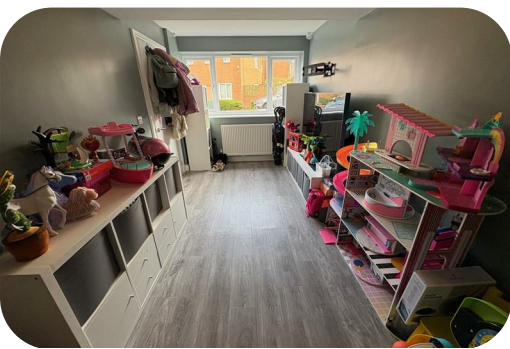
9'8" x 8'2" (2.95m x 2.49m)

With radiator and double glazed window - enjoying farmland views.

### Bedroom Three

11'3" x 8'7" (3.43m x 2.62m)

With radiator and double glazed window - enjoying farmland views.





### Bathroom

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

### Exterior

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

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, 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 take the 2nd exit onto Thornton Rd/B6145, at the roundabout take the 1st exit onto School Grn, turn left onto Old Rd, right onto Allerton View, turn left to stay on Allerton View and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

D





# Allerton View, BD13

Approximate Gross Internal Area = 92.6 sq m / 997 sq ft

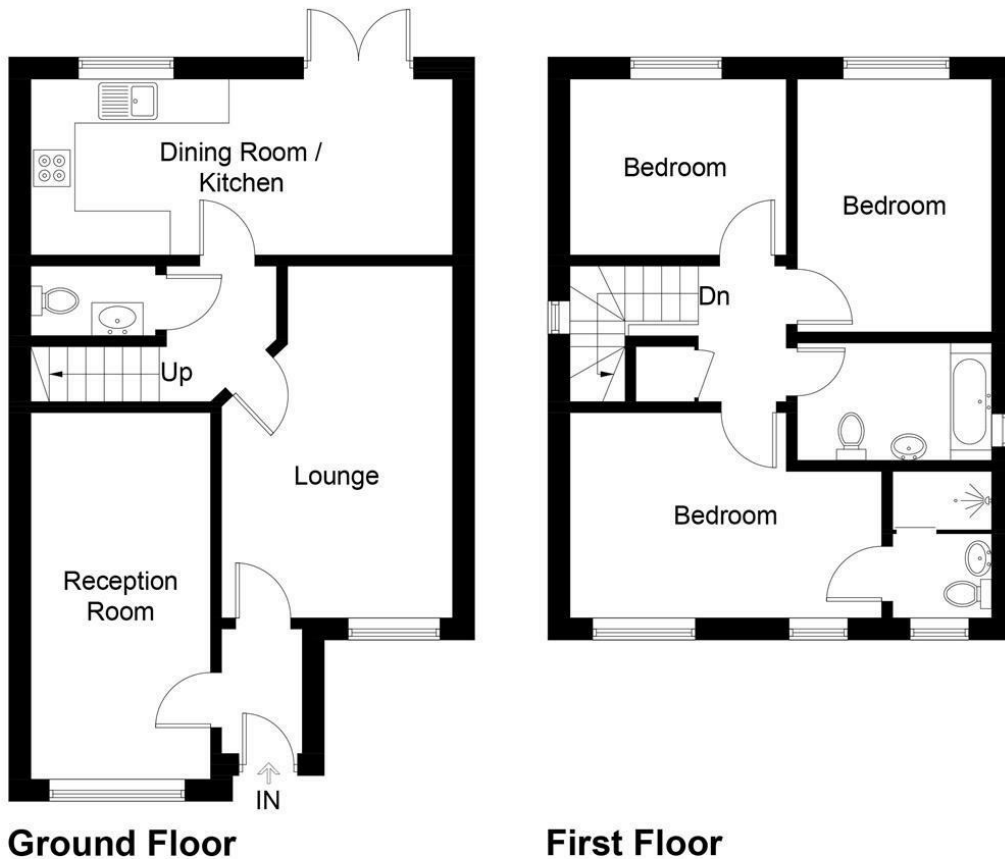
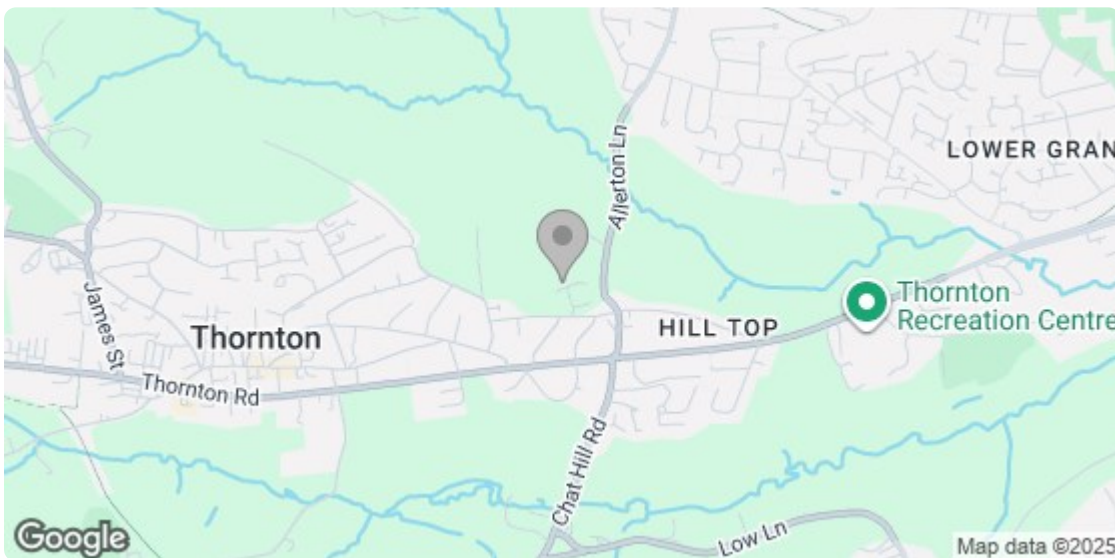


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1212675)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		

**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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