Sugdens
Sales & Lettings



Thornhill Drive, Shipley,

Reduced To £155,000

* SEMI DETACHED * THREE BEDROOMS * GARDENS & GARAGE *
* NO ONWARD CHAIN * POPULAR LOCATION *

A fantastic opportunity for either first time buyer or young family to purchase this three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining kitchen, three first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens and garage.







Entrance

Lounge
14'1" x 12'2" (4.29m x 3.71m)
With a coal effect gas fire, bay window, radiator, laminated wood floor.

Dining Kitchen
15'1" x 10' (4.60m x 3.05m)
Cream fitted wall and base units incorporating stainless steel sink unit, gas hob, electric oven, plumbing for auto washer, radiator.



First Floor Landing

Bedroom One
11'9" x 8'3" (3.58m x 2.51m)
With built wardrobes and radiator.



Bedroom Two
10'4" x 7'5" (3.15m x 2.26m)
With radiator.

Bedroom Three
6'9" x 5'6" (2.06m x 1.68m)
With radiator.



Bathroom
Three piece white suite, tiled walls and towel radiator.

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

Directions
From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the fourth exit into Wrose Road, proceed for 1¼ mile before Wrose Rd turns slightly left and becomes Gaisby Lane, after a further half a mile turn left onto Thornhill Drive and the property will shortly be seen displayed via our For Sale board.

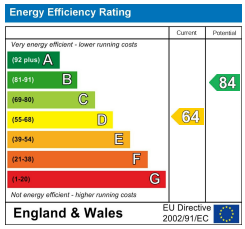


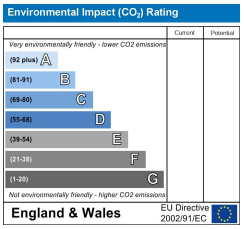
TENURE
FREEHOLD

Council Tax Band
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.





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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