



Baring Avenue, Thornbury,

£250,000

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * OCCASIONAL ATTIC ROOM *
* AMPLE PARKING * GARDEN * GARAGES * MODERN KITCHEN & BATHROOM * FAMILY SIZE *

A fantastic opportunity for the growing family to purchase this delightful three bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises reception hall, lounge, sitting room, modern fitted kitchen, three good sized bedrooms and a modern house bathroom.

To the outside there is a block paved driveway leading to a detached garage and a rear garden.



Reception Hall

With built in shoe cupboard and radiator.

Lounge

13'10" x 14'8" (4.22m x 4.47m)

With a coal effect gas fire in feature fireplace, bow window and radiator.

Kitchen

10'11" x 7'6" (3.33m x 2.29m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, plumbing for auto washer, plumbing for dishwasher, stainless steel range style cooker, radiator.

Sitting Room

15'2" x 13' (4.62m x 3.96m)

With a coal effect gas fire in ornate feature fireplace surround, radiator.

Cloakroom/WC

With low suite wc, wash basin, part tiled walls.

First Floor Landing

Bathroom

Three piece modern white suite, tiled floor and walls, heated towel rail.

Bedroom One

12'10" x 11'8" (3.91m x 3.56m)

With built in wardrobes and radiator.

Bedroom Two

15' max x 11'9" (4.57m max x 3.58m)

With built in wardrobes and radiator.

Bedroom Three

11' x 7'3" (3.35m x 2.21m)

With built in wardrobes, radiator.

Second Floor

Occasional Attic Room

18'7" x 16'1" (5.66m x 4.90m)

No building regs. With three velux skylights, two radiators.

Exterior

To the outside there is ample block paved parking to the front and side, garden and garage to the rear.

Directions

From our office in Idle village take the left onto Idlecroft Road, turn right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the first exit onto Norman Ln, continue onto Victoria Rd, at the roundabout take the 2nd exit onto Harrogate Rd, turn left onto Leeds Rd, continue onto Gain Ln, right onto Dalby Ave, left onto Upper Rushton Rd, right onto Moor Park Dr, right onto Silverhill Rd, right onto Baring Ave and the property will 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.

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

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