



Roydstone Terrace, Thornbury,

£129,950

**** THROUGH TERRACE ** THREE BEDROOMS ** DINING KITCHEN ****

**** POPULAR LOCATION ** YARD TO REAR ** IDEAL FOR FTB/INVESTOR/YOUNG FAMILY ****

This three bedroom + occasional room through terrace property would make an ideal purchase for a number of buyers.

Ideal situated in the Thornbury location which is within easy reach of amenities, schools and retail parks.

Benefits from a dining kitchen, gas central heating and double glazing.

The accommodation briefly comprises of a hallway, lounge, dining kitchen, cellar, two first floor bedrooms and a house bathroom. There is a further third bedroom to the second floor with an occasional room.

To the outside there is a yard to the rear.



Entrance Porch

Hall

Radiator.

Lounge

14'8" x 10'6" (4.47m" x 3.20m")
Electric fire and radiator.

Dining Kitchen

11'9" x 14'0" (3.58m" x 4.27m")
Fitted wall and base units incorporating stainless steel sink unit, cooking point, plumbing for auto washer, radiator and upvc door leading to rear.

Cellar

Useful storage.

First Floor Landing

Bedroom One

13'9" x 12'5" (4.19m" x 3.78m")
Built in wardrobes and radiator.

Bedroom Two

9'8" x 9'0" (2.95m" x 2.74m")
Radiator and built in wardrobe.

Bathroom

Three piece suite comprising panelled bath, low flush wc and pedestal wash basin.

Bedroom Three

12'8" x 11'3" (3.86m" x 3.43m")
Radiator.

Attic / Occasional Room

13'9" x 8'5" (4.19m" x 2.57m")

Exterior

Yard to the rear.

Council Tax Band

A

Tenure

FREEHOLD



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			Very environmentally friendly - lower CO ₂ emissions		
(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		

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



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

