



**Thornhill Grove, Shipley,**

**£160,000**

**\* SEMI DETACHED \* TWO BEDROOMS \* CUL-DE-SAC \* GREAT STARTER HOME \*  
\* NO ONWARD CHAIN \* GARDENS \* PARKING \***

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

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises entrance, lounge, cream fitted dining kitchen, two first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens and off-road parking.



## Entrance

With radiator.

## Lounge

14'8" x 12'4" (4.47m x 3.76m)

Having a pebble effect electric fire in feature fireplace surround, bay window, radiator.

## Dining Kitchen

15'5" x 9'7" (4.70m x 2.92m)

Fitted dining kitchen having a range of cream wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls, radiator, upvc French doors to rear garden.

## First Floor Landing

## Bedroom One

15'5" x 11'9" (4.70m x 3.58m)

With radiator.

## Bedroom Two

9'3" x 10'1" (2.82m x 3.07m)

With radiator.

## Bathroom

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

## Exterior

To the outside there is parking to the front, garden and garage to the rear.

## Directions

From our office in Idle village proceed continue straight up The High St, at the top continue straight onto Westfield Ln, turn right onto Wrose Rd, continue onto Gaisby Ln, turn left onto Thornhill Grove and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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