



## Longroyd, Thackley,

**£230,000**

**\*\* CALL SUGDENS TO BE THE FIRST TO VIEW \*\***

**\* EXTENDED END TOWN HOUSE \* TWO BEDROOMS \***

**\* TWO RECEPTION ROOMS \* MODERN FITTED KITCHEN & BATHROOM \***

**\* LANDSCAPED GARDENS \* DRIVEWAY & GARAGE \* POPULAR POSITION \***

Providing "ready to move into" accommodation, is this delightful two bedroom end town house. Benefits gas central heating, UPVC double glazing and alarm system. The immaculate accommodation briefly comprises entrance, lounge, modern fitted kitchen and dining/sitting room. On the first floor are two bedrooms and a modern white house bathroom. To the outside there are enclosed landscaped gardens, parking and garage.



## Entrance Hallway

Central heating radiator.

## Lounge

14'8 x 9'7 (4.47m x 2.92m)

Central heating radiator, media wall with electric fire.

## Kitchen

7'8 x 10'8 (2.34m x 3.25m)

Modern fitted wall and base units with Anthracite sink and drainer. Integral Fridge Freezer, electric Oven, Hob and Microwave and plumbing for dishwasher.

## Dining/Sitting Room

9'7 x 10'8 (2.92m x 3.25m)

Central heating radiator and UPVC French doors leading out to the rear garden.

## First Floor Landing

## Bedroom One

12'9 max narrowing to 9'8 x 9'2 (3.89m max narrowing to 2.95m x 2.79m)

Built in wardrobes and central heating radiator.

## Bedroom Two

7'7 x 11'4 (2.31m x 3.45m)

Central heating radiator.

## Bathroom

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

## External

Garden to the front with parking and garage. Split level landscaped garden to the rear.

## Council Tax

Band B.

## TENURE

FREEHOLD



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (54-68)		D (54-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
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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