



## 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



**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 |
| (92-100) A                                  |         | 84        | (81-91) A                                                       |         |           |
| (81-91) B                                   |         |           | (69-80) B                                                       |         |           |
| (69-80) C                                   |         |           | (55-68) C                                                       |         |           |
| (55-68) D                                   |         |           | (39-54) D                                                       |         |           |
| (39-54) E                                   |         |           | (21-38) E                                                       |         |           |
| (21-38) F                                   |         |           | (1-20) F                                                        |         |           |
| (1-20) G                                    |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Not energy efficient - higher running costs |         |           |                                                                 |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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