



Lower Rushton Road, Thornbury,
Offers In The Region Of £79,995

*** THROUGH TERRACE * FOUR BEDROOMS * MODERNISATION REQUIRED ***

*** NO ONWARD CHAIN * STONE BUILT * GARDEN * PARKING ***

Available with no onward chain, is this stone built through terrace.

Benefits from gas central heating and briefly comprises entrance hall, lounge, dining kitchen, four bedrooms and shower room.

To the outside there are gardens and parking.



Entrance Hall

Lounge

13'2" x 12'5" (4.01m x 3.78m)

Dining Kitchen

14'8" x 14'3" (4.47m x 4.34m)

Cellar

First Floor Landing

Bedroom One

10'3" x 9'3" (3.12m x 2.82m)

Bedroom Two

13'2" x 6'6" (4.01m x 1.98m)

Bedroom Three

11'11" x 6'1" (3.63m x 1.85m)

Shower Room

Comprising shower, wash basin, low suite wc.

Bedroom Four

17'6" x 6' (5.33m x 1.83m)

Exterior

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

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, proceed straight ahead at the Bolton Junction traffic lights to continue on Idle Road, turn left onto Northcote Rd, turn right onto Killinghall Rd, turn left onto Leeds Old Rd, turn right onto Thornbury Dr, left onto Leeds Rd, right onto Lower Rushton Rd and the property will shortly be seen displayed via our For Sale board.

COUNCIL TAX BAND

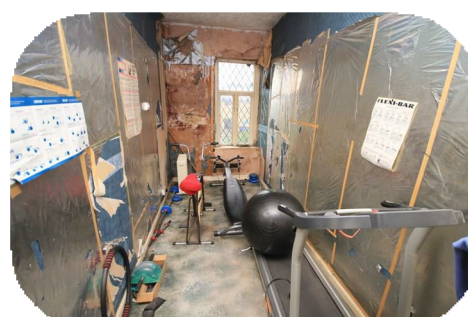
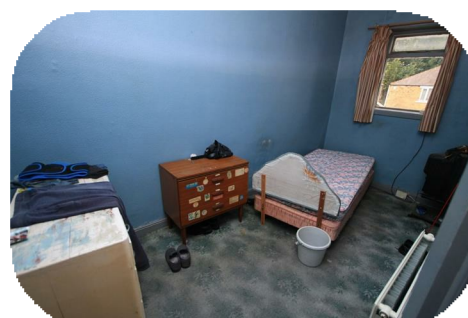
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TENURE

FREEHOLD

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesates.co.uk
website www.sugdensesates.co.uk