



Gain Lane, Thornbury

£255,000

* EXTENDED SEMI DETACHED * FIVE BEDROOMS * TWO RECEPTION ROOMS *
* TWO BATH/SHOWER ROOMS * AMPLE PARKING * FAMILY SIZED * OVERSIZED GARAGE *

A fantastic opportunity for the growing family to purchase this extended five bedroom semi detached house.

Situated close to the Leeds/Bradford border and benefits from gas central heating, upvc double glazing and alarm system. The spacious accommodation briefly comprises reception hall, lounge, modern white fitted kitchen, separate dining/sitting room and downstairs wet room. To the first floor there are five good sized bedrooms and a house bathroom. To the outside there are gardens, parking and garage.





Entrance

Wet Room

With shower, low suite wc, wash basin.

Lounge

15' x 13' (4.57m x 3.96m)

With radiator.

Kitchen

12' x 8'10" (3.66m x 2.69m)

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer.

Dining/Sitting Room

18' x 7'6" (5.49m x 2.29m)

With radiator and store cupboard.

First Floor Landing

With radiator.

Bedroom One

10' x 11'6" (3.05m x 3.51m)

With radiator.

Bedroom Two

10'9" x 9'4" (3.28m x 2.84m)

With radiator.

Bedroom Three

13'10" x 8'8" (4.22m x 2.64m)

With radiator.

Bedroom Four

8'9" x 9' (2.67m x 2.74m)

With radiator.

Bedroom Five

13'5" x 9' (4.09m x 2.74m)

With radiator.

Bathroom

Three piece white suite, radiator.





Exterior

To the outside there is ample off-road parking to the front and side leading to an oversized garage, together with a lawned and patio garden to the rear.

Directions

From our office in Idle village take the left onto Idlecroft Rd, at the end take the right onto Bradford Rd and proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the second exit onto Idle Rd, at Bolton Junction turn left onto Bolton Rd/A6176, turn right onto Leeds Rd, right onto Harrogate Rd/A658, left onto Leeds Rd, continue onto Gain Ln and the property will shortly be seen displayed via our For Sale board.

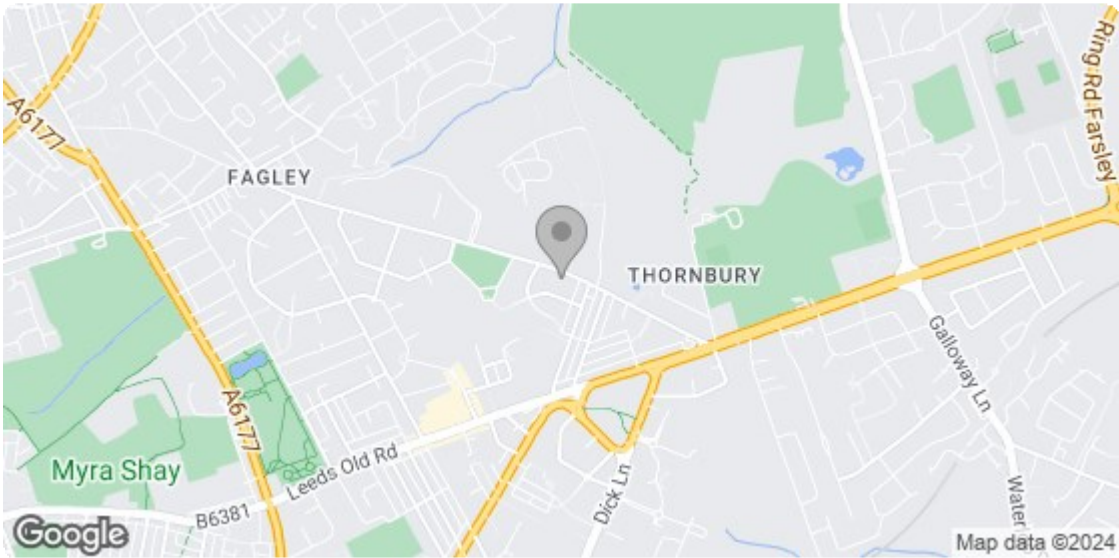
TENURE

FREEHOLD

Council Tax Band

A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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.

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