



**Thornes Park, Shipley,**

**£169,995**

\* INNER TOWN HOUSE \* THREE BEDROOMS \* MODERN KITCHEN & BATHROOM \*

\* IDEAL STARTER HOME \* CLOSE TO FRIZINGHALL TRAIN STATION \* NO CHAIN \*

Providing 'ready to move into' accommodation, is this delightful three bedroom inner town house. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, modern fitted kitchen, three first floor bedrooms and a modern bathroom with white suite.

To the outside there are gardens and a garage off-site.



## Entrance Hall

With radiator.

## Lounge

13'8" x 12'5" (4.17m x 3.78m)

Having a media wall unit with electric fire, radiator, double glazed window and useful storage.

## Dining Kitchen

16'9" x 9' (5.11m x 2.74m)

Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, integrated fridge/freezer, plumbing for auto washer, oven, hob, extractor hood, French doors to rear.

## First Floor

### Bedroom One

13' x 9'7" (3.96m x 2.92m)

With radiator and double glazed window.

### Bedroom Two

9'9" x 8'9" (2.97m x 2.67m)

With radiator and double glazed window.

### Bedroom Three

8'1" x 6'5" (2.46m x 1.96m)

With radiator and double glazed window.

## Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, radiator and double glazed window.

## Exterior

To the outside there are gardens to both front and rear, together with an off-site garage.

## Directions

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

## TENURE

FREEHOLD

## Council Tax Band

B / Bradford



**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		
Current	Potential	Score	Current	Potential	Score
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
69	75				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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