



Kingston Grove, Thackley,

£220,000

**** SEMI DETACHED ** TWO BEDROOMS ** GARDEN & GARAGE ****

**** MODERN KITCHEN & BATHROOM ** SOUGHT AFTER LOCATION ****

Providing "ready to move into" accommodation in a popular residential location, is this delightful two bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted kitchen and utility room, two double first floor bedrooms and modern white house bathroom.

To the outside there are gardens and an attached garage.

Viewing highly recommended!



Entrance

With radiator.

Lounge

13' x 17'2" into bay window (3.96m x 5.23m into bay window)

With bay window and radiator.

Dining Kitchen

16'2" x 9'6" (4.93m x 2.90m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated oven, hob and dishwasher, radiator and upvc French doors leading to rear garden.

Utility Room

7'7" x 5'2" (2.31m x 1.57m)

With wall and base units, plumbing for auto washer.

Side Porch

First Floor

Bathroom

Modern three piece white suite comprising panelled bath, low suite wc, pedestal wash basin, tiled walls and heated towel rail.

Bedroom One

13'9" x 11'6" (4.19m x 3.51m)

With built in wardrobes and radiator.

Bedroom Two

11'3" x 9'9" (3.43m x 2.97m)

With radiator.

Exterior

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

Directions

From our office in Idle village proceed straight up The High Street, turn right onto Town Ln, right onto Kingston Rd, left onto Ducie St, right onto Kingston Grove and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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