



Woodhall Avenue, Thornbury,

£125,000

**** IMMACULATE 2 BEDROOM + OCCASIONAL ROOM WITH ENCLOSED FRONT AND REAR GARDEN ****

This immaculate 2 bedroom property is located in Thornbury a highly sought after location with close proximity to the array of shops in and around the surrounding villages including supermarkets, health centres, restaurants, banks and many more. Also only a few miles from the motorway networks, Pudsey train station and situated in the middle of bus routes to Leeds, Bradford and beyond.

The property briefly comprises; Lounge with real log burner fire, modern kitchen. 2 first floor bedrooms master with built in wardrobes, shower room, to the second floor is a occasional room with limited head space.

Externally there is a enclosed rear garden with patio gravel and decked area to the front is a paved also enclosed area.

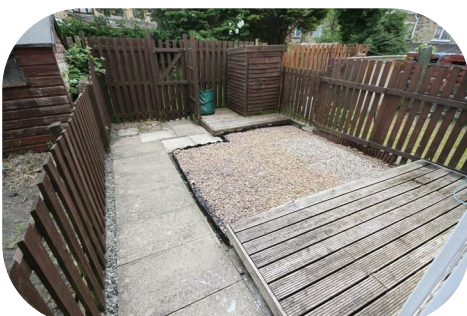
Further benefits GCH & DG.

****VIEW IMMEDIATELY ****

SORRY NO PETS OR SMOKERS



Deposit
A deposit equivalent to one month's rent will be required to be paid at the start of the tenancy. This is subject to referencing.



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 | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | 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 | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

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