



## Upper Hoyle Ing, Thornton

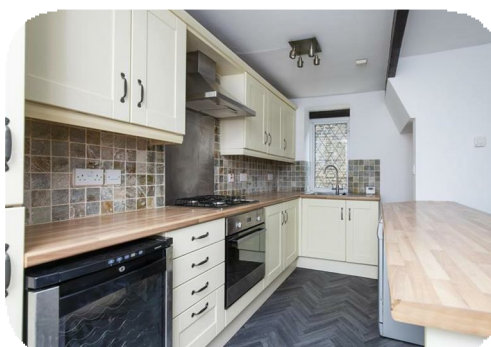
£340,000

\* SUPERB LOCATION \* THREE DOUBLE BEDROOMS \* TWO BATHROOMS \* VIEWS \*  
\* GARDENS \* PARKING \* WELL PRESENTED \* SEMI RURAL LOCATION \*

Tucked away in this semi rural location of Thornton is this well presented three double bedroom semi detached property. The characterful property would appeal to a number of buyers and benefits from a modern fitted kitchen, house bathroom and en suite shower room.

Within easy reach of Thornton Village which boasts amenities, shops, first and secondary schools and excellent rural walks. The accommodation briefly comprises of entrance, spacious dining kitchen, lounge, cellar, three first floor bedrooms (master bedroom having en suite shower room) and a house bathroom.

To the outside there is a lawned and patio garden, together with off-street parking for two vehicles.





## Entrance

## Dining Kitchen

18' x 16'10" (5.49m x 5.13m)

Fitted kitchen having a range of cream wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, integrated fridge/freezer, double glazed window and plumbing for auto washer.

## Dining Area

With feature fireplace, radiator and double glazed window.

## Lounge

17'11" x 16'10" (5.46m x 5.13m)

With feature fireplace, radiator, double glazed window, French doors to garden.

## Cellar

## First Floor

With radiator and double glazed window.

## Bedroom One

13'2" max x 11'2" (4.01m max x 3.40m)

With sliding door wardrobes, radiator and double glazed window enjoying farmland views. En-Suite Shower Room;

## En Suite Shower Room

Three piece shower room comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

## Bedroom Two

11'11" x 10'5" max (3.63m x 3.18m max)

With sliding door wardrobes, radiator and two double glazed windows enjoying farmland views.

## Bedroom Three

11'7" x 6'5" (3.53m x 1.96m)

With radiator, double glazed window.

## Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, tiled walls and floor, double glazed window.





### Exterior

To the outside there is a garden enjoying farmland views with dry stone walls, lawn, patio and parking for two/three vehicles.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, turn right onto Pit Ln, turn right onto Headley Ln, continue onto Green Ln, right onto Thornton Rd/B6145, turn left onto Spring Head Rd, right onto Brooklands Ave, continue onto N Cliffe Ln, take the slight right onto Upper Hoyle Ing and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

E



# Hoyle Rose Cottage, BD13

Approximate Gross Internal Area = 123.6 sq m / 1330 sq ft

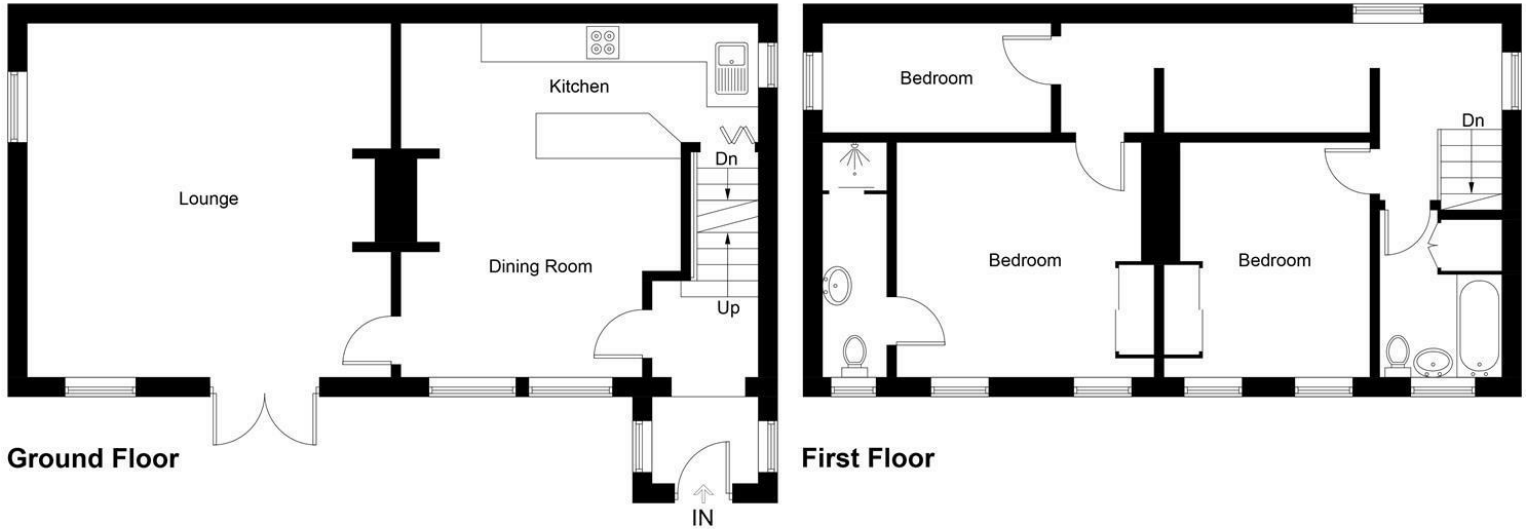
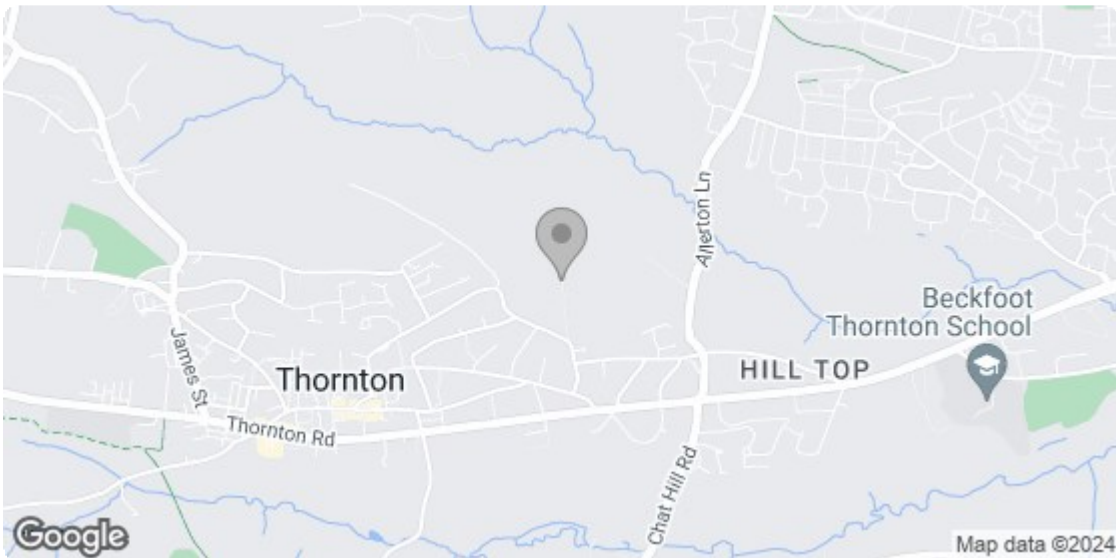


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1101098)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</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.

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