



## Ash Tree Avenue, Thornton

### Offers In Excess Of £250,000

\* EXTENDED SEMI DETACHED \* FOUR BEDROOMS \* SPACIOUS \* VIEWS TO REAR \*  
\* THREE RECEPTION ROOMS \* TWO BATH/SHOWER ROOMS \*

Situated on the outskirts of Thornton village is deceptively spacious four bedroom extended semi detached property. The property would make an ideal purchase for a number of buyers and boasts open aspect views to the rear.

Benefits from three reception rooms, two bath/shower room and a double garage.

Ideally located for Thornton Village which has amenities, shops and both primary and secondary schools.

The accommodation briefly comprises entrance hallway, cloakroom/wc, lounge, dining room, kitchen, sitting room and utility room. To the first floor there are four bedrooms (master having en-suite) and a house bathroom.

To the outside there is a lawn, patio and decked garden to the rear with a double garage.







### Entrance Hall

### Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

### Lounge

13'7" x 11'9" (4.14m x 3.58m)

With living flame gas fire in fireplace surround, radiator, double glazed bay window, original flooring.

### Dining Room

9'6" x 9'9" (2.90m x 2.97m)

With original flooring and double glazed window.

### Kitchen

15'3" x 7'2" (4.65m x 2.18m)

Fitted with a range of wall and base units incorporating stainless steel sink unit, oven, hob, plumbing for dishwasher, double glazed window enjoying far-reaching views.

### Utility

With plumbing for auto washer, double glazed window.

### Sitting Room/Sun Lounge

14'6" x 5'11" (4.42m x 1.80m)

With radiator, double glazed window, upvc door to rear garden with extensive views.

### First Floor

#### Bedroom Three

10'1" x 10'7" (3.07m x 3.23m)

With radiator & double glazed window.

#### Bedroom Two

14'4" x 5'8" (4.37m x 1.73m)

With radiator and double glazed window.

#### Bedroom One

13'6" x 10'8" (4.11m x 3.25m)

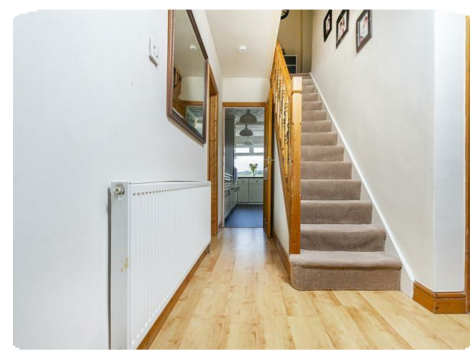
With radiator, double glazed window enjoying far-reaching views. En-Suite shower room;

### En Suite Shower Room

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

### Bathroom

White three piece suite comprising panelled bath, low suite wc, pedestal wash basin, towel radiator, double glazed window.





### Bedroom Four

6'9" x 8' (2.06m x 2.44m)

With radiator and double glazed window.

### Exterior

To the outside there is a lawned, decked and patio garden, together with a double garage. The property enjoys views to the rear.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644, turn right onto Thornton Rd/B6145, left onto Close Head Dr, turn right onto Ash Tree Ave and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

C

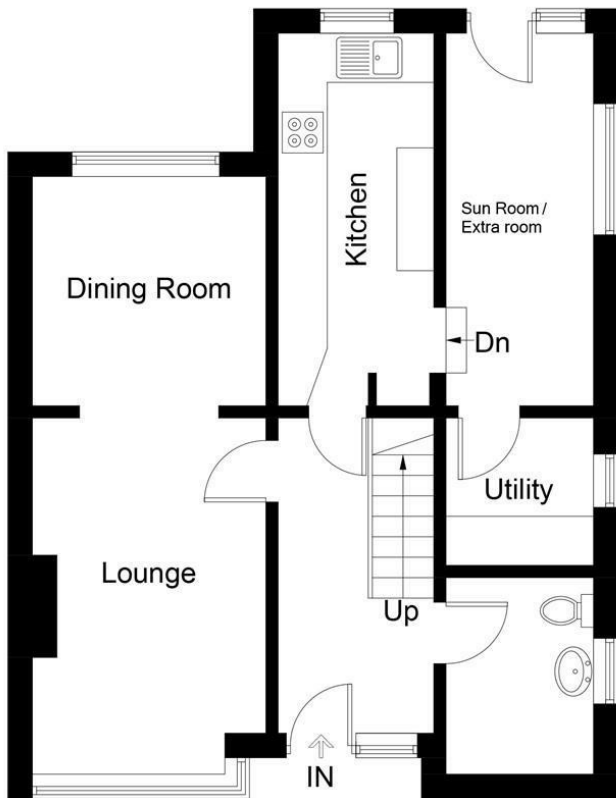
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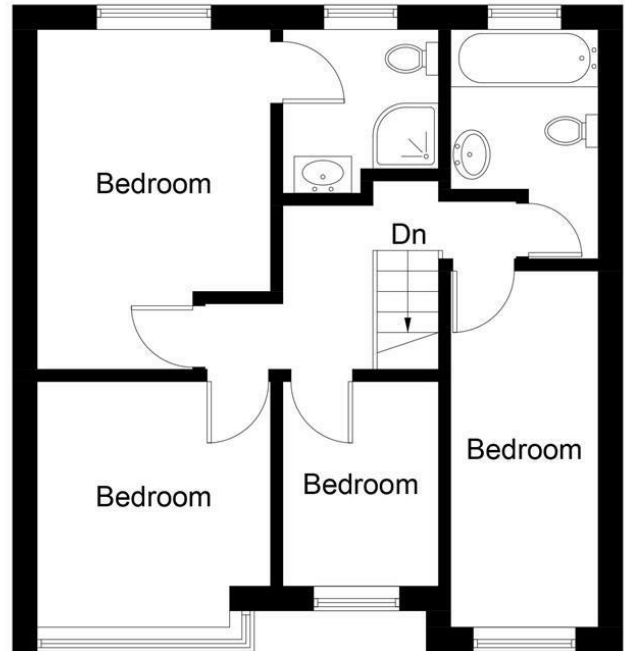


# Ash Tree Avenue, BD13

Approximate Gross Internal Area = 104.3 sq m / 1123 sq ft

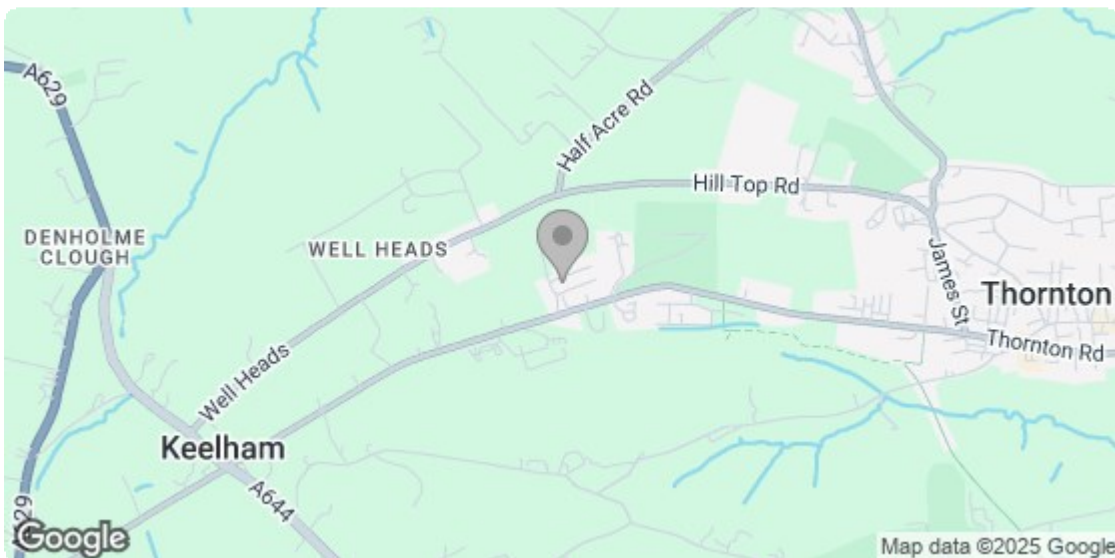


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1113529)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) 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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