



Hoyle Ing Road, Thornton,

£175,000

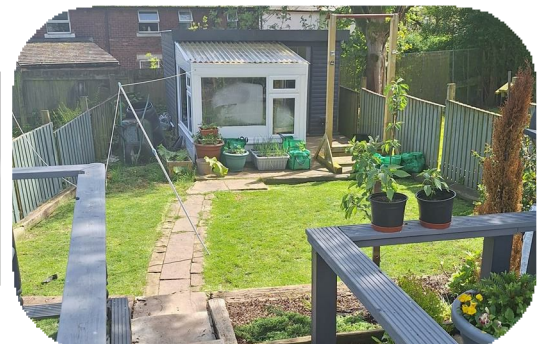
* SEMI DETACHED * THREE BEDROOMS * MODERN KITCHEN & SHOWER ROOM *
* LARGE CONSERVATORY * LANDSCAPED GARDENS * PARKING *

This three bedroom semi detached house offers fantastic family sized accommodation.

Benefits from both gas central heating and upvc double glazing.

The accommodation briefly comprises reception hall, cloakroom/wc, lounge, modern fitted kitchen, large conservatory, three first floor bedrooms and a modern house shower room.

To the outside there are good sized landscaped gardens and parking.



Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin.

Lounge

15'4" x 10'10" (4.67m x 3.30m)

With radiator.

Kitchen

12'5" x 8'8" (3.78m x 2.64m)

Modern grey fitted kitchen having a range of wall and base units incorporating laminated sink unit, seven ring cooker, store cupboard.

Conservatory

12'4" x 22' (3.76m x 6.71m)

With built in bar and radiator.

First Floor

Bedroom One

9'7" x 9'5" (2.92m x 2.87m)

With built in wardrobe and radiator.

Bedroom Two

11'3" x 8'1" (3.43m x 2.46m)

With radiator.

Bedroom Three

8'8" x 7'1" (2.64m x 2.16m)

With radiator.

Shower Room

Three piece modern suite, tiled walls and heated towel rail.

Exterior

To the outside there is a garden and parking to the front, together with a larger landscaped garden to the rear.

Directions

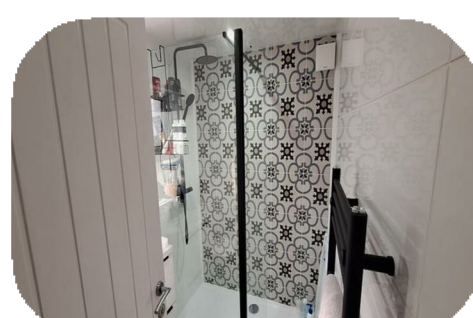
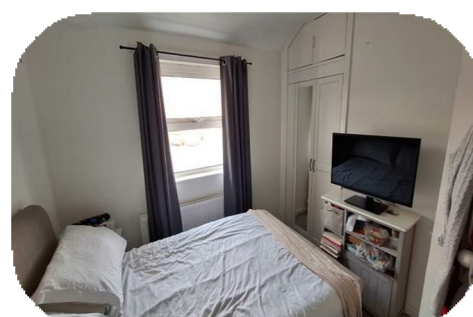
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, turn right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 1st exit onto Thornton Rd/B6145, turn right onto Hoyle Ing Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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	Score	Current	Potential	Score
Very energy efficient - lower running costs		84	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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) 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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