



Albion Place, Thornton,

£129,950

* THREE STOREY TERRACE * TWO DOUBLE BEDROOMS * THREE STOREY * MODERN KITCHEN *
* WELL PRESENTED * CLOSE TO AMENITIES * TWO BATH/SHOWER ROOMS *

This well presented two double bedroom three storey terrace would make an ideal purchase for a FTB/young couple/investor.

Ideally located on the outskirts of Thornton Village which boasts amenities, shops and local schools.

Boasting a modern fitted kitchen, two bath/shower rooms, gas central heating and double glazing.

The accommodation briefly comprises open plan lounge/kitchen, cellar, first floor bedroom with en-suite shower room, together with a further second bedroom with en suite bathroom.



Entrance Vestibule

With radiator.

Open Plan Lounge / Kitchen

17'8" x 14'5" (5.38m x 4.39m)

Modern fitted kitchen area having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, plumbing for auto washer.

Lounge Area has a radiator and double glazed window.



Cellar

Useful storage.

First Floor

With radiator and double glazed window.



Bedroom One

14'6" x 12'1" (4.42m x 3.68m)

With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

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



Second Floor

Attic Bedroom Two

13'5" x 15' (4.09m x 4.57m)

With velux window, radiator. En-Suite Bathroom;



En Suite Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and velux window.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Chapel St, left onto Albert Rd/Small Page/A644, continue to follow A644 for 2 miles, turn right onto Thornton Rd/B6145, turn left onto Albion PI and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD



Council Tax Band

A / Bradford

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		86	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

