



Kellett Drive, Thornton

Offers Over £220,000

**** TOWN HOUSE ** FOUR BEDROOMS ** OVER THREE FLOORS ** WELL PRESENTED ****
**** POPULAR LOCATION ** TWO RECEPTION ROOMS ** GARDENS & PARKING ****

Don't miss this well presented modern town house set over 3 floors. Well situated on this popular development close to Thornton village with local schools and amenities. Briefly comprises; Ground floor entrance, Inner Hallway, Downstairs WC, Dining kitchen with garden access, separate dining room . To the first floor, lounge, double bedroom and house bathroom with shower over the bath . To the second floor 3 further bedrooms and house bathroom with shower over the bath .Externally there is an enclosed garden to the rear and driveway to front.





Don't miss this well presented modern four bedroom town house set over 3 floors. Well situated on this popular development close to Thornton village with local schools and amenities. Briefly comprises; Ground floor entrance, Inner Hallway, Downstairs WC, Dining kitchen with garden access, separate dining room . To the first floor, lounge, double bedroom and house bathroom with shower over the bath . To the second floor 3 further bedrooms and house bathroom with shower over the bath .Externally there is an enclosed garden to the rear and driveway to front.

Entrance Hall

Cloaks Wc

Modern two piece suite comprising of a low flush w/c, pedestal wash basin and radiator.

Dining Kitchen

14'2 x 9 (4.32m x 2.74m)

Modern fitted wall and base with stainless steel sink unit, oven, hob and extractor fan, plumbing for an automatic washing machine and dishwasher. There is a radiator with French doors leading to the rear garden.

Sitting Room (Converted Garage)

16'3 x 7'8 (4.95m x 2.34m)

Radiator & double glazed window.

First Floor Landing

Lounge

14'10 x 12'8 (4.52m x 3.86m)

Radiator, double glazed windows and French doors with Juliet balcony.

Bedroom One

14'2 x 8'10 (4.32m x 2.69m)

Radiator and a double glazed window.

House Bathroom

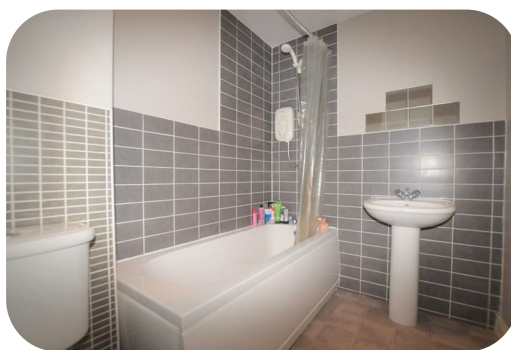
Modern three piece suite comprising of panelled bath, low flush w/c and pedestal wash basin, radiator and extractor fan.

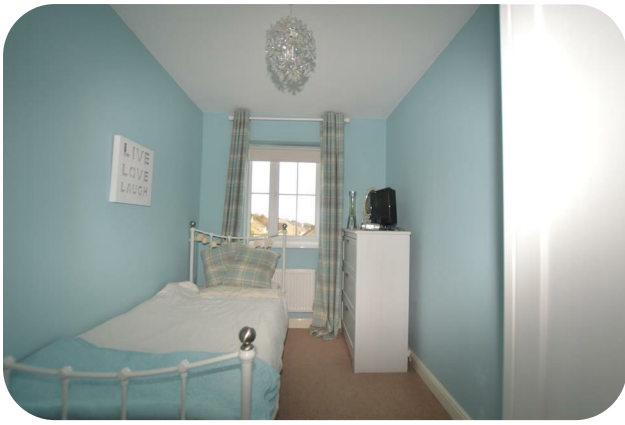
Second Floor Landing

Bedroom Two

14'1 x 8'3 (4.29m x 2.51m)

Radiator and a double glazed window.





Bedroom Three

14'1 x 6'4 (4.29m x 1.93m)

Radiator and a double glazed window.



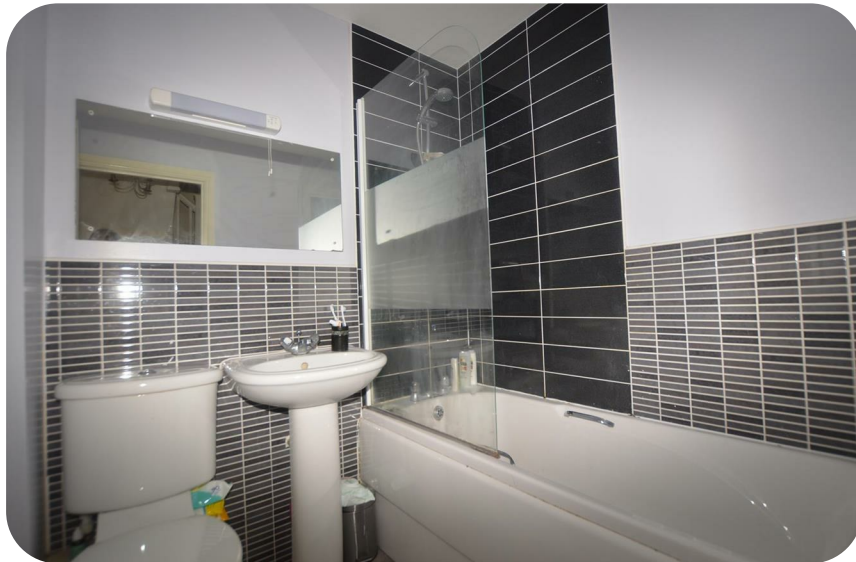
Bedroom Four

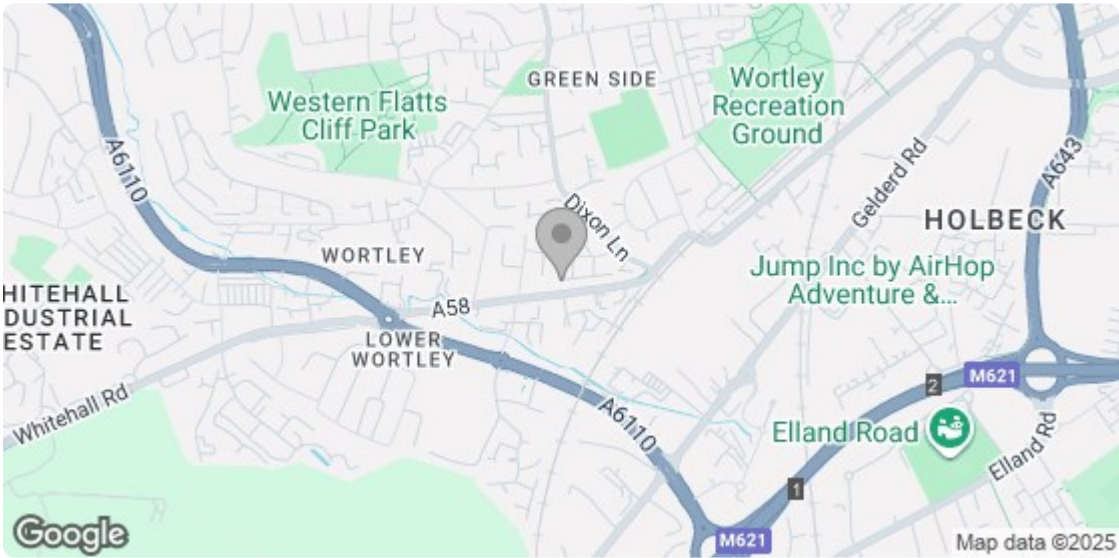
13'9 x 6'4 (4.19m x 1.93m)

Radiator and a double glazed window.

Exterior

There is a garden to the rear with a driveway providing off street parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

