



Old Road, Thornton, Offers Over £220,000

**** SEMI DETACHED BUNGALOW ** TWO BEDROOMS + OCCASIONAL ** MODERN KITCHEN **
** READY TO MOVE INTO ** ENCLOSED REAR GARDEN ** OFF STREET PARKING & GARAGE ****

This delightful two bedroom + occasional room semi-detached bungalow would make an ideal purchase for a number of buyers.

Benefits from a modern fitted kitchen, two reception rooms, gas central heating and double glazing.

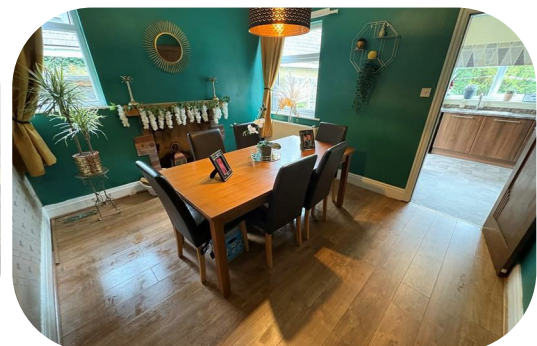
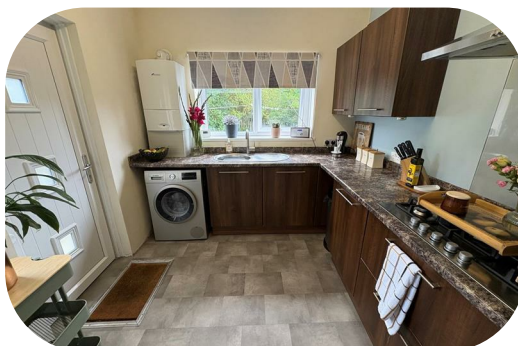
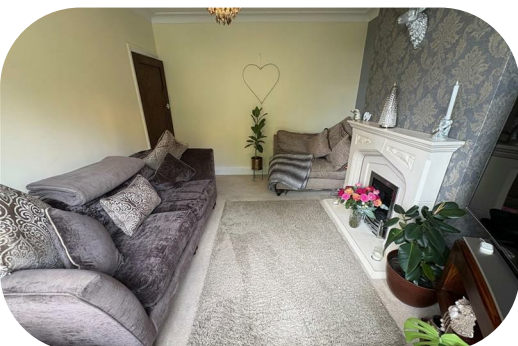
Ideally located for Thornton Village amenities, shops, walks and a choice of first and secondary schools.

The well presented home offers ready to move into accommodation and boasts a useful occasional attic room (currently used as a bedroom).

The accommodation briefly comprises entrance porch, dining kitchen, lounge, two ground floor bedrooms and a house bathroom.

There is a further first floor occasional room.

To the outside there is an enclosed rear garden with a driveway providing off street parking and a garage.



Hallway
Radiator.

Lounge
10'9" x 12'7" (3.28m" x 3.84m")
Electric fire with feature fireplace surround and radiator.

Kitchen
9'6" x 8'5" (2.90m" x 2.57m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, plumbing for auto washer, dishwasher and upvc door leading to rear.

Dining Room
10'9" x 12'1" (3.28m" x 3.68m")
Feature fireplace and radiator.

Bedroom One
12'7" x 10'9" (3.84m" x 3.28m")
Storage and radiator.

Bedroom Two
10'6" x 8'4" (3.20m" x 2.54m")
Radiator.

Bathroom
Modern three piece suite comprising p-shaped bath, low flush wc, pedestal wash basin and radiator.

Attic Occasional Room
16'2" x 17'7" (4.93m" x 5.36m")
Velux window and radiator.

Exterior
well stocked lawn and patio garden to front and rear with a driveway leading to a single garage.

Tenure
FREEHOLD.

Council Tax Band
C



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		Current	Potential
Very energy efficient - lower running costs			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		
(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		

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

