



## Hill Croft, Thornton

**£330,000**

\*\*\* CALL SUGDENS TO BE THE FIRST TO VIEW \*\*\*

\* DETACHED \* FOUR BEDROOMS \* SMALL CUL-DE-SAC \* MODERNISED \* CONSERVATORY \*  
\* READY TO MOVE INTO \* CLOSE TO AMENITIES \* GARDEN \* DRIVE \* GARAGE \*

Superbly presented four bedroom detached home located on this small and quiet cul-de-sac location. The property has been modernised throughout to 'Ready To Move Into' accommodation and benefits from gas central heating, double glazing and a conservatory.

Situated on the outskirts of Thornton Village which boasts amenities, shops and both primary and secondary schools. The accommodation briefly comprises entrance, lounge, breakfast kitchen, dining room and conservatory. There are four first floor bedrooms, house bathroom and separate wc.

To the outside there is a low maintenance garden, together with a driveway leading to a single garage.







## Entrance

## Lounge

20'5" x 12'9" (6.22m x 3.89m)

With a living flame gas fire in fireplace surround, two radiators, double glazed window.

## Kitchen

15' x 8'7" (4.57m x 2.62m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, breakfast bar, plumbing for auto washer, radiator, pantry, storage, double glazed window, upvc door to side.

## Dining Room

14'9" x 11'3" (4.50m x 3.43m)

With a wall mounted electric fire, radiator and French doors.

## Conservatory

10'9" x 10'8" (3.28m x 3.25m)

With radiator, tiled floor and French doors.

## First Floor

### Bedroom One

13' x 11'8" (3.96m x 3.56m)

With radiator, double glazed window, built in wardrobe.

### Bedroom Two

12' z 11'8" (3.66m z 3.56m)

With radiator and double glazed window.

### Bedroom Three

8'4" x 8'5" (2.54m x 2.57m)

With radiator and double glazed window.

### Bedroom Four

8'4" x 8'8" (2.54m x 2.64m)

With radiator and double glazed window.

## Bathroom

Three piece suite comprising panelled bath, shower cubicle, vanity sink unit, radiator and double glazed window.

## Separate WC

With low suite wc, tiled walls and double glazed window.







### Exterior

To the outside there is a low maintenance garden to the rear, together with driveway leading to a single garage at the front.

### Directions

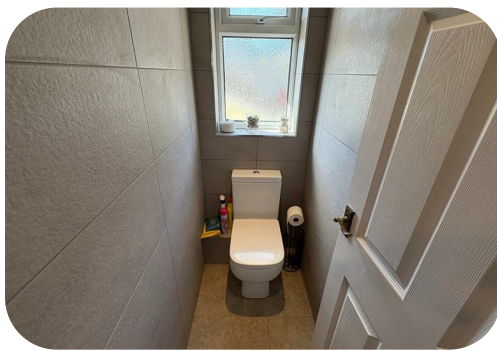
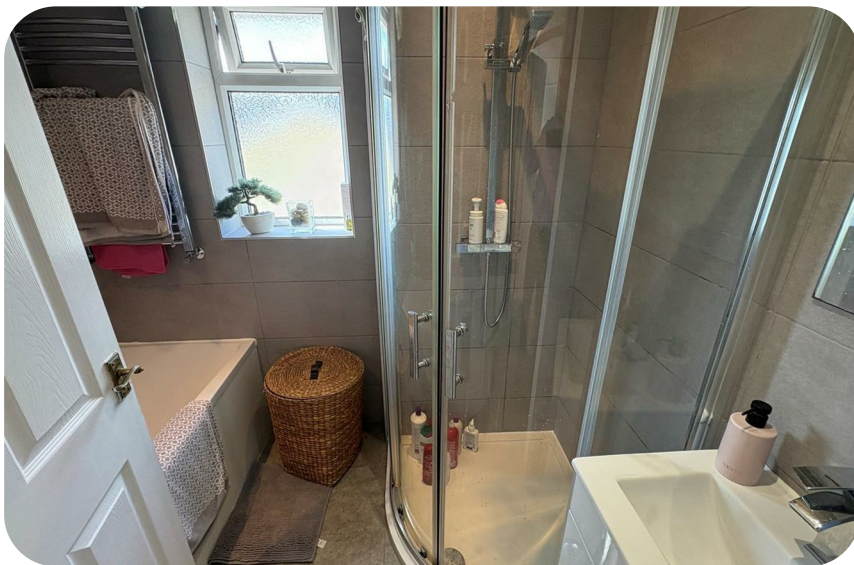
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 1st exit onto Thornton Rd, turn right onto Spring Head Rd, right onto Brooklands Ave, keep left to continue on Sappgate Ln, right onto Back Ln, right onto Hill Croft and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

E / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(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 <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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