



**Thurley Road, Dudley Hill,**

**£155,000**

\* SEMI DETACHED BUNGALOW \* TWO BEDROOMS \* MODERN BATHROOM \* NO CHAIN \*  
\* GARDEN \* DRIVEWAY \* CLOSE TO BOWLING PARK \*

This two bedroom true bungalow is located withing walking distance of Bowling Park and a short drive to Asda supermarket.

Benefits from gas central heating, upvc double glazing and alarm system.

The manageable accommodation briefly comprises reception hall, lounge, kitchen, two bedrooms and a modern house bathroom with white suite.

To the outside there are gardens and ample parking.



## Entrance Porch

## Reception Hall

## Lounge

16'5" x 10'10" (5.00m x 3.30m)

Modern black glass electric fire set in chimney breast, radiator.

## Kitchen

8'3" x 8'4" (2.51m x 2.54m)

Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, electric cooker, plumbing for auto washer, part tiled walls, radiator.

## Bedroom One

10'7" x 11'5" (3.23m x 3.48m)

With built in wardrobes and radiator.

## Bedroom Two

7'7" x 8'3" (2.31m x 2.51m)

With radiator.

## Bathroom

Three piece modern white suite, heated towel rail.

## Exterior

To the outside there are gardens to both front and rear, together with a driveway to the side.

## Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, merge onto M606, at junction 3 take the A6177 exit to Ring Road(West), at Staithgate Roundabout take the 4th exit onto Rooley Ln/A6177, at the roundabout take the 2nd exit and stay on Rooley Ln/A6177, turn left onto Bowling Hall Rd, left onto Thurley Rd and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

B



**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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-101)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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