



**Thornhill Drive, Shipley,**

**£169,995**

**\*\* EXTENDED \*\* THREE BEDROOMS \*\* LANDSCAPED GARDENS \*\* IMPRESSIVE LIVING/DINING KITCHEN \*\*  
\* OPEN VIEWS \* EXCELLENT FAMILY SIZE ACCOMMODATION \* PLANNING PASSED TO EXTEND \***

Having an impressive living/dining kitchen, is this extended three bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

Lounge, large living/dining kitchen with integral appliances, three first floor bedrooms and a modern white house bathroom.

To the front of the property there is parking (no dropped kerb) and a enclosed gardens to the side and rear.

Planning permission has been granted for a single storey side extension.

Viewing is highly recommended.





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### Entrance

### Lounge

14'5" x 12'2" (4.39m x 3.71m)

Having a modern pebble effect gas fire in modern fireplace surround with marble inset and hearth, bay window, radiator and laminated wood floor.



### Living / Dining Kitchen

19'8" x 15'2" (5.99m x 4.62m)

Modern beech-wood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven, hob and extractor hood, integral fridge, freezer, washer, laminated wood floor, part tiled walls, three radiators, upvc French doors to rear garden.



### First Floor

### Bedroom One

15'2" max x 12' max (4.62m max x 3.66m max)

With radiator.

### Bedroom Two

9'9" x 8'4" (2.97m x 2.54m)

With radiator.



### Bedroom Three

7' x 5'3" (2.13m x 1.60m)

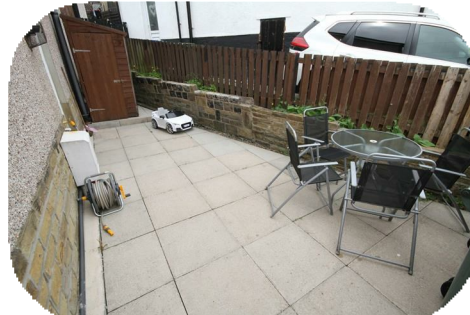
With radiator.

### Bathroom

Modern white three piece bathroom comprising bath with shower and screen over, low suite wc, pedestal wash basin, tiled walls and radiator.

### Exterior

To the outside there is parking to the front (no dropped kerb), plus enclosed landscaped garden to the rear and a patio garden to the side.



### PLEASE NOTE

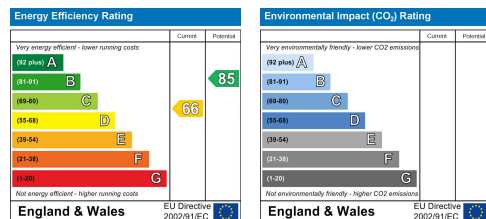
This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

### Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the fourth exit onto Wrose Road, proceed for approx. 1.2 miles before and continue straight onto Gaisby Ln, after half a mile take the left onto Thornhill Dr and the property will be seen displayed via our For Sale board.

### Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. 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](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email [keighley@sugdensesstates.co.uk](mailto:keighley@sugdensesstates.co.uk)  
 website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



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

