



## Thornbury Crescent, Thornbury

**£275,000**

\* EXTENDED SEMI DETACHED \* FOUR BEDROOMS \* CORNER PLOT \* TWO RECEPTION ROOMS \*  
\* TWO BATH/SHOWER ROOMS \* GARDENS \* GARAGE \* NO ONWARD CHAIN \*

Occupying a cul-de-sac location on this corner plot position, is this extended semi detached house. Available with no onward chain and benefits from gas central heating, upvc double glazing, alarm system and CCTV. Situated close to local amenities, shops and cinema and offers excellent commuter and public transport links. The family sized accommodation briefly comprises entrance, large lounge/sitting room/dining room, fitted kitchen, wet room and utility. To the first floor there are four bedrooms and a house bathroom, together with a converted loft. To the outside there are gardens to three sides with mature trees and lawned area, driveway and integral garage.





## Entrance

## Lounge/Sitting/Dining Room

29' x 16'9" (8.84m x 5.11m)

With a gas fire in fireplace surround, radiator.

## Dining Kitchen

21'2" x 9' (6.45m x 2.74m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, part tiled walls, radiator.

## Utility

With plumbing for auto washer.

## Wet Room

There is a shower, hand basin and low suite wc.

## First Floor Landing

### Bedroom One

11'5" x 10'11" (3.48m x 3.33m)

With fitted wardrobes and radiator.

### Bedroom Two

10'7" x 8'8" (3.23m x 2.64m)

With fitted wardrobes and radiator.

### Bedroom Three

11'4" x 9' (3.45m x 2.74m)

With fitted wardrobes and radiator.

### Bedroom Four

15'6" x 7'8" (4.72m x 2.34m)

With fitted wardrobes and radiator.

## Bathroom

With three piece suite.

## Exterior

To the outside there are gardens to three sides with mature trees and lawned area, driveway and integral garage.







### Directions

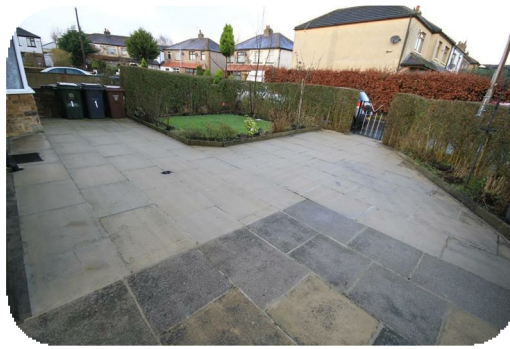
From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, proceed straight ahead at Bolton Junction, turn left onto Northcote Rd/A6177, turn right onto Killinghall Rd/A6177, left onto Leeds Old Rd/B6381, turn right onto Thornbury Grove, right onto Thornbury Cres and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B



# Thornbury Crescent, BD3

Approximate Gross Internal Area = 194.2 sq m / 2090 sq ft  
(Including Garage)

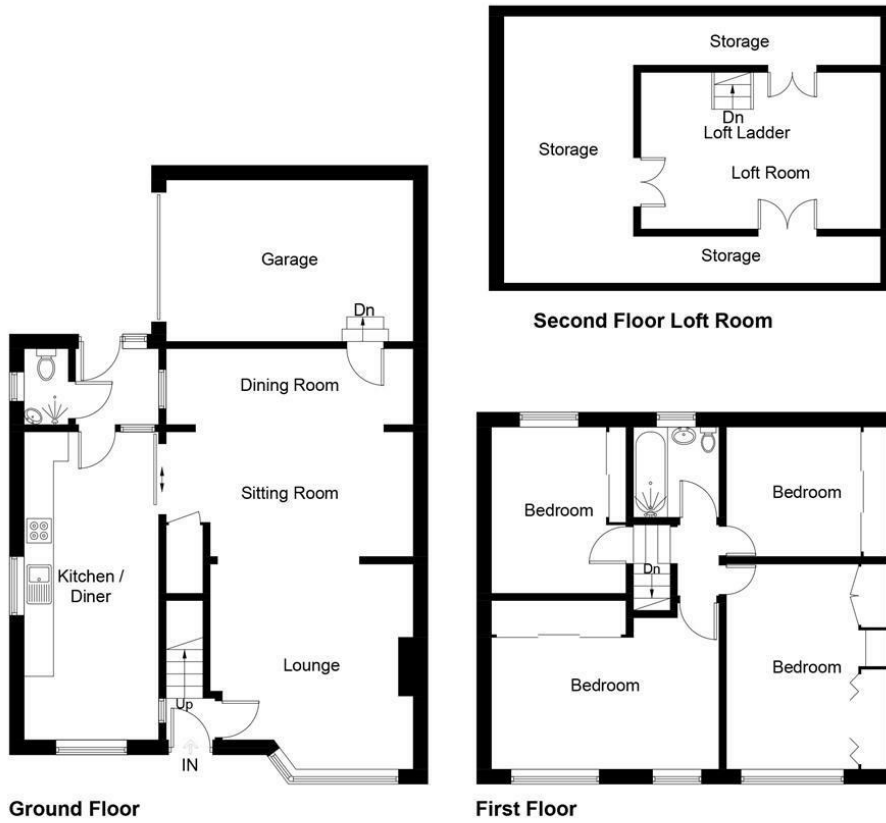
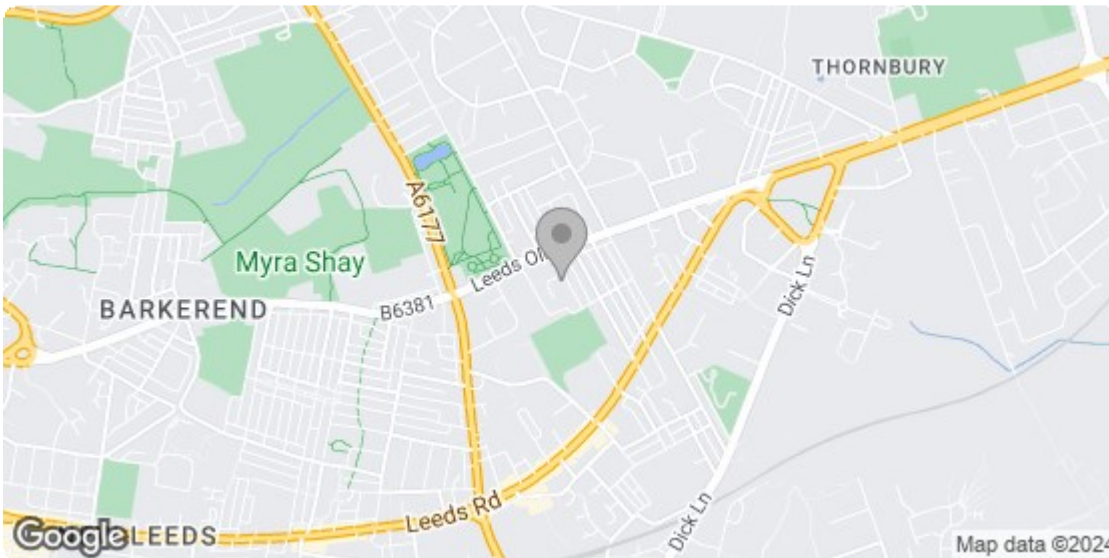


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1037458)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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