



## Lower Rushton Road, Thornbury,

**£200,000**

- \* STONE FRONT TERRACE \* THREE BEDROOMS \* TWO RECEPTION ROOMS \*
- \* LARGE DINING KITCHEN \* AMPLE PARKING \*

This family sized terrace is available with no onward chain and benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises reception hall, lounge, dining room, lounge, dining kitchen, third bedroom or sitting room, two first floor bedrooms and a house bathroom.

To the outside there is a gated yard providing ample parking.



## Reception Hall

## Lounge

17'7" x 13'3" (5.36m x 4.04m)

With radiator.

## Dining Kitchen

19'10" x 12' (6.05m x 3.66m)

Light oak effect fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls and radiator.



## Bedroom Three/Sitting Room

14' x 11'3" (4.27m x 3.43m)

With radiator.



## Dining Room

10'7" x 9'3" (3.23m x 2.82m)

With radiator.

## First Floor

## Bedroom One

13'10" x 11'2" (4.22m x 3.40m)

With radiator.



## Bedroom Two

13'3" x 11' (4.04m x 3.35m)

With radiator.



## Bathroom

Four piece white suite, part tiled walls, heated towel rail.

## Exterior

To the outside there is a gated yard providing ample parking.

## Directions

From our office in Idle village take the left onto Idlecroft Road, take the right onto Bradford Road, proceed straight ahead at Morrisons roundabout and upon reaching Five Lane Ends roundabout take the At the 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, right onto Thornbury Dr, turn left onto Leeds Rd/A647, turn right onto Lower Rushton Rd and the property will 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	
G2 plus A		G2 plus A	
G1-B1 B		G1-B1 B	
F9-80 C		F9-80 C	
E5-68 D		E5-68 D	
D39-54 E		D39-54 E	
C11-38 F		C11-38 F	
B1-20 G		B1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
80	59		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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