



Thornhill Street, Calverley,

£199,950

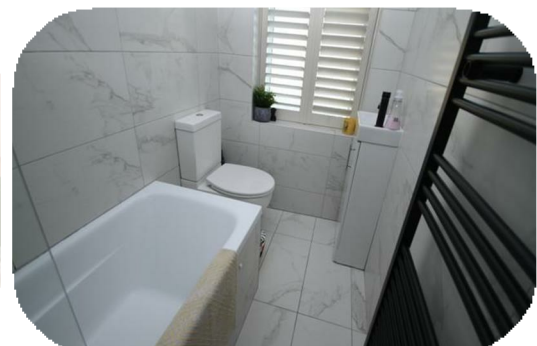
- * STONE COTTAGE * TWO BEDROOMS * GREAT STARTER HOME * SOUGHT AFTER LOCATION *
- * CONVERTED LOFT * MODERN KITCHEN & BATHROOM *
- * OVER FOUR FLOORS * PATIO GARDEN *

Situated in the heart of the ever popular Calverley village and providing superb 'ready to move into' accommodation, is this delightful two bedroom stone built built cottage.

Benefits from gas central heating, upvc double glazing and briefly comprises lounge, modern fitted kitchen, useful basement cellar, two first floor bedrooms and a modern white house bathroom. The loft provides a further occasional room.

To the outside there is a small patio area.

Viewing is highly recommended.



Entrance

Lounge

13' x 11'6" (3.96m x 3.51m)

With chimney breast open feature fireplace, radiator.

Kitchen

10'6" x 7'1" (3.20m x 2.16m)

Modern fitted kitchen having a range of wall and base units incorporating Belfast style pot sink unit, electric oven and hob, plumbing for auto washer, solid wood work surfaces.

Cellar

First Floor Landing

Bedroom One

11'6" x 10'10" (3.51m x 3.30m)

With laminated wood floor, radiator.

Bedroom Two

10'9" x 6'3" (3.28m x 1.91m)

With laminated wood floor, radiator.

Bathroom

Modern white three piece suite, tiled walls and heated towel radiator.

Loft

NO BUILDING REGS. Accessed via a staircase. With under eaves storage, two velux skylights and radiator.

Exterior

To the outside there is a small patio garden area to the front.

Directions

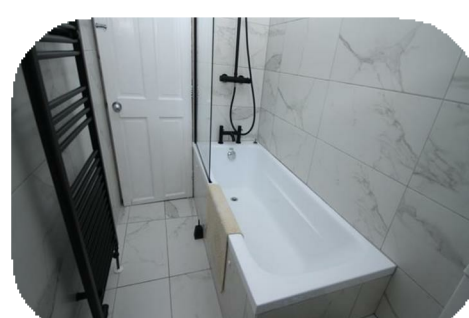
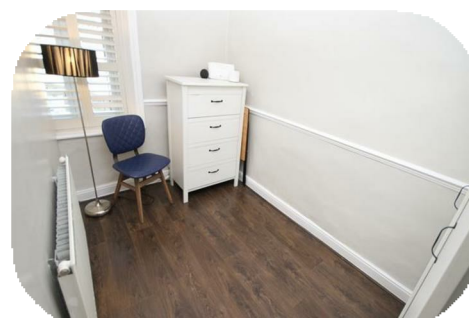
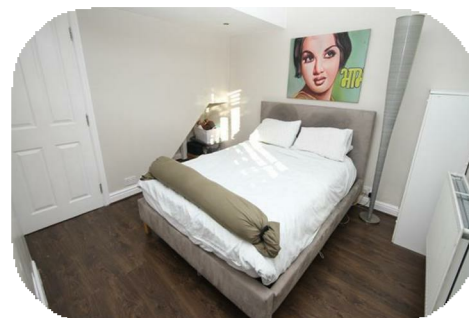
From the junction at Greengates/New Line, proceed towards Calverley on Carr Road, turn right onto Thornhill Street and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Leeds



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk