



Upper Rushton Road, Thornbury

£250,000

* EXTENDED TOWN HOUSE * FIVE BEDROOMS * THREE RECEPTION ROOMS * FAMILY SIZED *
* TWO BATH/SOWER ROOMS * OVER THREE FLOORS * GARDENS * PARKING *

A fantastic opportunity for a growing family to purchase this extended inner town house.

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

The spacious accommodation is set over three floors and briefly comprises entrance, lounge, sitting room, fitted kitchen, downstairs wet room, second sitting room, three first floor bedrooms and house bathroom, together with two further attic bedrooms.

To the outside there is a block paved drive to the front and a paved patio garden to the rear.





Entrance

Lounge

10'9" x 16'10" (3.28m x 5.13m)

With radiator and upvc French doors to rear garden.

Sitting Room

11'1" x 12'1" (3.38m x 3.68m)

With radiator.

Sitting Room Two

20'6" x 10'4" (6.25m x 3.15m)

With two radiators.

Kitchen

14'5" x 5'4" (4.39m x 1.63m)

With a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, store cupboard.

Wet Room

With shower, wc and wash basin.

First Floor

Bedroom One

12'7" x 8' (3.84m x 2.44m)

With radiator.

Bedroom Two

11'5" x 8'6" (3.48m x 2.59m)

With radiator.

Bedroom Three

10'1" x 7'9" (3.07m x 2.36m)

With radiator.

Bathroom

Three piece white suite, part tiled walls and radiator.

Second Floor

Bedroom Four

10'9" x 11'4" (3.28m x 3.45m)

With radiator.





Bedroom Five

11'4" x 10'8" (3.45m x 3.25m)

With radiator.

Exterior

To the outside there is parking to the front and a paved patio garden to the rear.

PLEASE NOTE

Planning permission/building regulations have not been applied.

Directions

From our office in Idle village take the left onto Idlecroft Road, take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the 2nd exit onto Idle Road, turn left onto Bolton Rd, right onto Leeds Rd, turn right onto Harrogate Rd/A658, left onto Leeds Rd, continue onto Gain Ln, right onto Dalby Ave, left onto Upper Rushton Rd and the property will be seen displayed via our For Sale board.

TENURE

Freehold

Council Tax Band

B

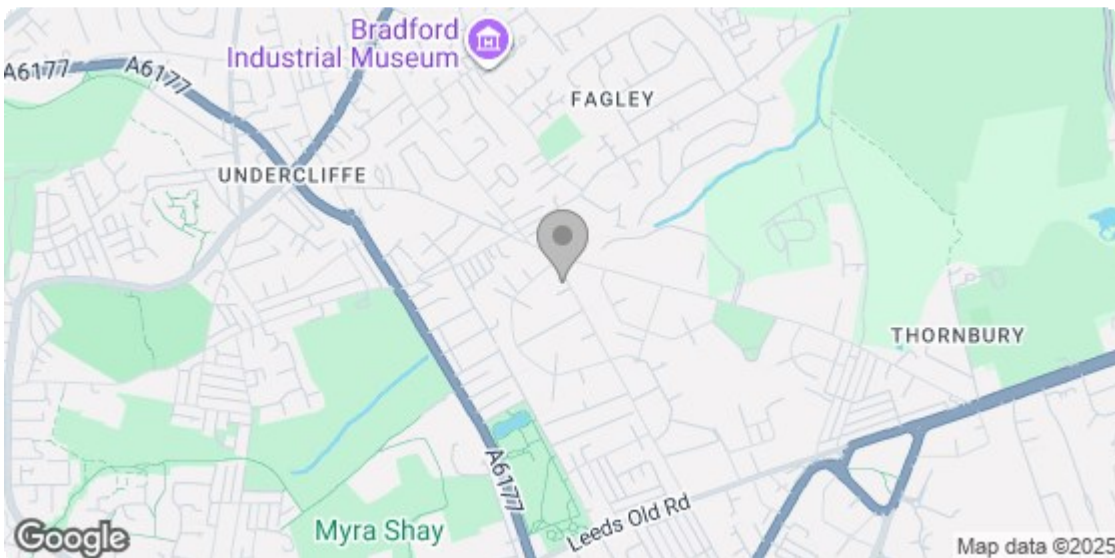


Upper Rushton Road, BD3

Approximate Gross Internal Area = 144.1 sq m / 1551 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1229312)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	74	79

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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