



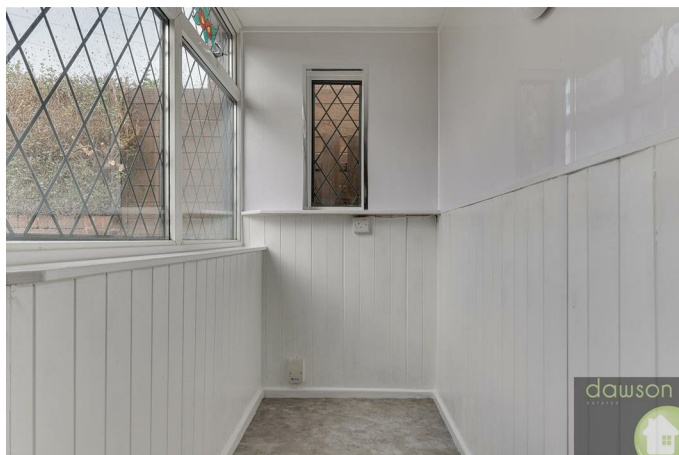
11 Thornton Road, Brighouse, HD6 3JB

£137,500

Offered FOR SALE is this recently refurbished ONE bedroom semi-detached TRUE BUNGALOW in the popular area of Rastrick, Brighouse. Accommodation comprises; entrance porch, inner hallway, lounge, breakfast kitchen, double bedroom and shower room. Gardens front and rear. Off road parking for one car. The property has the benefit of Upvc double glazing and gas central heating. The property has been re-roofed. Close to amenities, transport links and access to the M62 motorway network. Ideal retirement buy. Viewing essential. NO CHAIN

Ground Floor

Entrance Porch 3'1" x 8'2" (0.95 x 2.5)



Upvc double glazed leded effect door to front. Upvc double glazed leded effect windows to front and side. Part wood paneled walls and Upvc ceiling. Cable point and door to inner hallway;

Inner Hallway

Upvc double glazed leded effect window to front, radiator and laminate floor. Loft hatch, coving to ceiling and storage cupboard housing the fusebox and electric meter. Doors to breakfast kitchen, bedroom, shower room and lounge;

Lounge 10'9" x 12'3" exc. bow window (3.3 x 3.75 exc. bow window)



Radiator, Upvc double glazed bow window to front and coving to ceiling. Marble fireplace and telephone point.

Breakfast Kitchen 10'9" max x 12'1" max (3.3 max x 3.7 max)



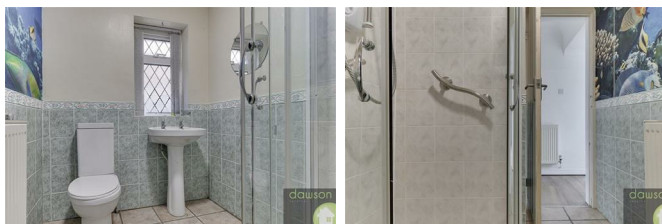
Having a range of wall and base units with laminate worktop and Upvc splashbacks. Electric oven and electric hob with glass splashback and extractor hood above. Plumbing for washing machine, stainless steel one and a half sink and drainer and breakfast bar with tiled splashback. Radiator, coving to ceiling and tiled floor. Wood paneled ceiling, wall mounted 'MAIN' combi boiler (approx. two years old) and Upvc double glazed leded effect door and window to rear.

Bedroom One 10'4" to robes x 10'9" (3.15 to robes x 3.3)



Double bedroom with laminate floor, radiator and coving to ceiling. Upvc double glazed leded effect window to rear and two built in wardrobes with hanging space and shelving.

Shower Room 5'6" max x 8'6" max (1.7 max x 2.6 max)



Three piece suite comprising low flush w.c. pedestal wash basin and corner shower cubicle with electric 'Mira' shower. Tiled floor, part tiled walls and coving to ceiling. Upvc obscure double glazed window to side.

External



Artificial lawn with soil borders having various shrubbery to the front. Hard standing providing off road parking for one car. Path to side with external light and gas meter. To the rear is a patio, bark chip, artificial lawn and pebbled garden. Wooden shed, external lights, outside socket and outside tap.

Parking

Off road parking for one car. Further on street parking available.

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

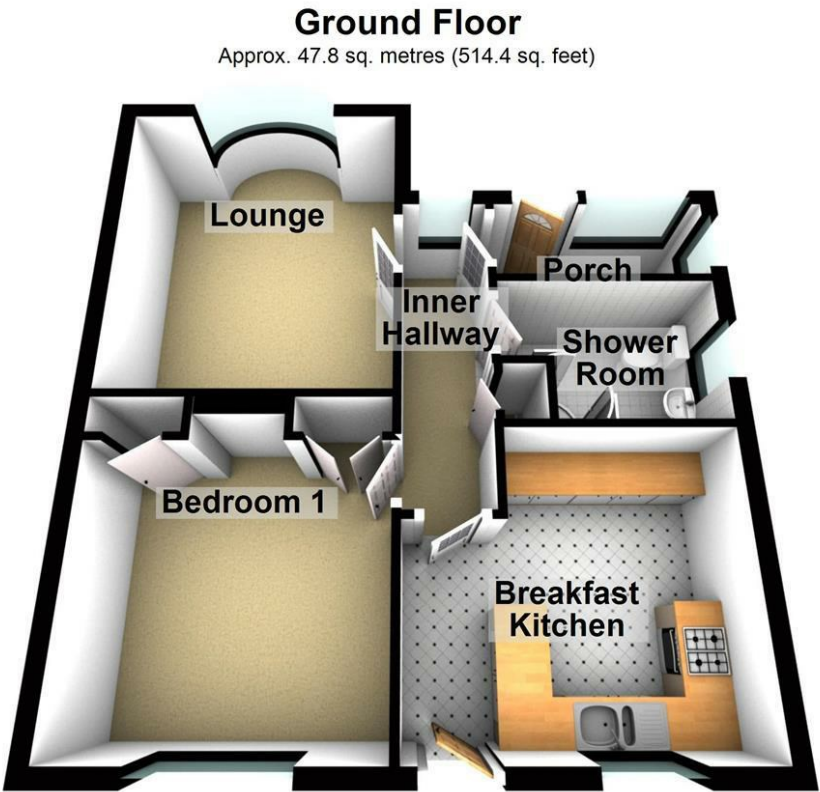
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

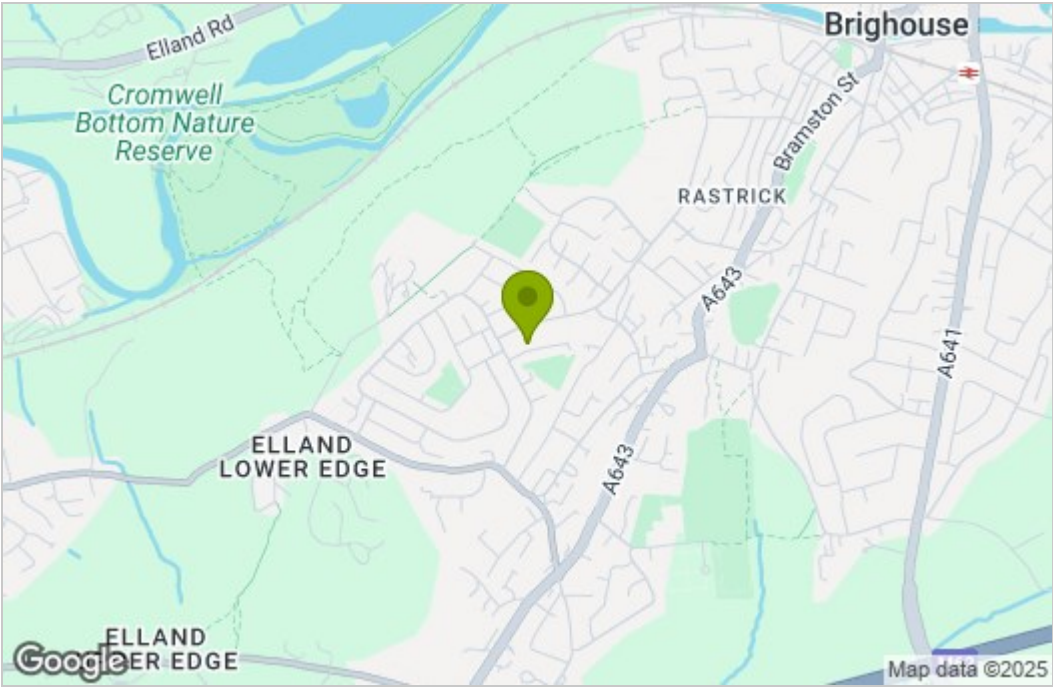
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Floor Plan

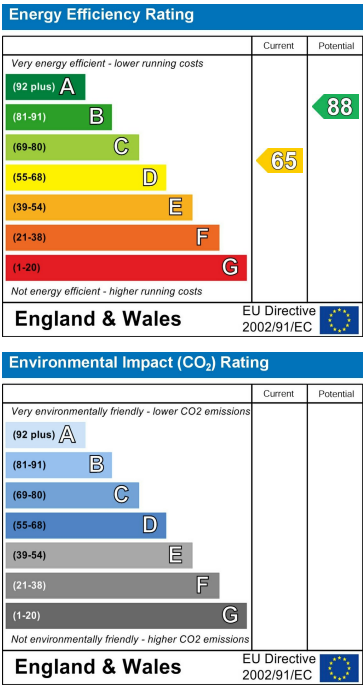


Total area: approx. 47.8 sq. metres (514.4 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.