



Thornhill Drive, Shipley,
Offers Over £165,000

* SEMI DETACHED * TWO BEDROOMS * GREAT STARTER HOME * CLOSE TO TRAIN STATION *
* MODERN KITCHEN & BATHROOM * GARDENS * PARKING * GARAGE *

If you're downsizing or looking for your first home - then this could be the house for you!!!

This delightful two bedroom semi detached house benefits from gas central heating, upvc double glazing and briefly comprises entrance, modern grey fitted dining kitchen, two first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens, parking and garage.



Entrance

With radiator.

Lounge

14'4" x 12'4" (4.37m x 3.76m)

With an electric stove set in chimney breast, bay window, radiator.

Dining Kitchen

13'7" x 10' (4.14m x 3.05m)

Modern grey dining kitchen having a range of wall and base units incorporating composite sink unit, geometric splashback, stainless steel oven and hob, part tiled walls, integrated dishwasher and microwave, breakfast bar and radiator.

First Floor Landing

Bedroom One

11'7" x 15'6" (3.53m x 4.72m)

With fitted wardrobes, radiator and views.

Bedroom Two

10'1" x 9'4" (3.07m x 2.84m)

With radiator and storage cupboard.

Bathroom

Three piece modern white suite comprising panel bath with thermostat shower over & screen, pedestal wash basin, low flush wc, tiled walls and heated towel rail.

Exterior

To the outside there is parking to the front leading to a single garage, together with a generous corner plot to rear with decked area.

Directions

From our office in Idle village proceed straight onto High St, at the top continue straight onto Westfield Ln, turn right onto Wrose Rd, continue onto Gaisby Ln, turn left onto Thornhill Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

