



**Thornhill Drive, Shipley,**

**£165,000**

**\* SEMI DETACHED \* THREE BEDROOMS \* GARDENS & GARAGE \***

**\* NO ONWARD CHAIN \* POPULAR LOCATION \***

A fantastic opportunity for either first time buyer or young family to purchase this three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining kitchen, three first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens and garage.



## Entrance

## Lounge

14'1" x 12'2" (4.29m x 3.71m)

With a coal effect gas fire, bay window, radiator, laminated wood floor.

## Dining Kitchen

15'1" x 10' (4.60m x 3.05m)

Cream fitted wall and base units incorporating stainless steel sink unit, gas hob, electric oven, plumbing for auto washer, radiator.

## First Floor Landing

## Bedroom One

11'9" x 8'3" (3.58m x 2.51m)

With built wardrobes and radiator.

## Bedroom Two

10'4" x 7'5" (3.15m x 2.26m)

With radiator.

## Bedroom Three

6'9" x 5'6" (2.06m x 1.68m)

With radiator.

## Bathroom

Three piece white suite, tiled walls and towel radiator.

## Exterior

To the outside there are gardens to both front and rear, together with a garage.

## Directions

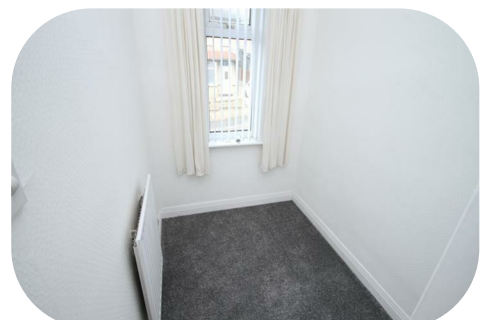
From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the fourth exit into Wrose Road, proceed for 1¼ mile before Wrose Rd turns slightly left and becomes Gaisby Lane, after a further half a mile turn left onto Thornhill Drive and the property will shortly 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	
[B1-B3] B		[B1-B3] B	
[C1-C3] C		[C1-C3] C	
[D1-D3] D		[D1-D3] D	
[E1-E3] E		[E1-E3] E	
[F1-F3] F		[F1-F3] F	
[G1-G3] G		[G1-G3] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
84	64		
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@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)