



Thornaby Drive, Clayton,

£155,000

*** SEMI DETACHED * THREE BEDROOMS * CLOSE TO AMENITIES * TWO RECEPTION ROOMS *
* FAMILY SIZED * POPULAR LOCATION * GARDENS * DRIVEWAY ***

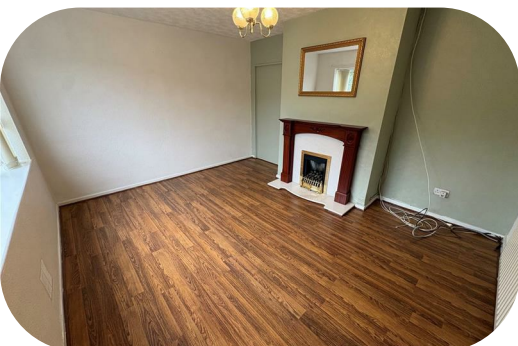
This three bedroom semi detached offers excellent family sized accommodation.

The property is situated in a popular location and close to shops, schools and the new Quora Retail Park.

Benefits from gas central heating, double glazing, driveway and a garden to the rear.

The accommodation briefly comprises entrance hallway, lounge, kitchen, dining room and cloaks/wc, three first floor bedrooms and a house bathroom.

To the outside there are gardens to front and rear, together with a driveway providing off street parking.



Entrance Hall

With radiator.

Cloakroom/WC

With low suite wc, double glazed window.

Kitchen

10'2" x 8'3" (3.10m x 2.51m)

With fitted wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer, double glazed window and pantry.

Dining Room

10'5" x 8'7" (3.18m x 2.62m)

With radiator and upvc door to rear.

Lounge

13'9" x 11'2" (4.19m x 3.40m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

First Floor

Bedroom One

12' x 10'1" (3.66m x 3.07m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

11'4" x 9'3" max (3.45m x 2.82m max)

With built in closet, radiator and double glazed window.

Bedroom Three

11'5" x 10'5" (3.48m x 3.18m)

With radiator, double glazed window and built in wardrobe.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there are gardens to the front and rear, together with driveway parking.

Directions

From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford, turn left onto Baldwin Ln, at the roundabout take the 2nd exit onto Clayton Ln, right onto Park Ln, left onto Nursery Rd, right onto Station Rd, left onto Thornaby 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	

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