



Alpine Rise, Thornton,

£150,000

*** CASH OFFERS ONLY ***

*** SEMI DETACHED * THREE BEDROOMS * GARDENS * GARAGE ***

This three bedroom semi detached property is available to **CASH OFFERS ONLY!!**

Situated within walking distance of Thornton Village which boasts amenities, shops and excellent bus routes.

Benefits from gardens and a garage to the rear.

Briefly comprising hallway, lounge, dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there are gardens, together with a driveway to the rear.



Disclaimer

All services/appliances have not, and will not be tested

Entrance Hall

Useful storage.

Lounge

16'4" x 13'5" (4.98m x 4.09m)

Dining Kitchen

14'5" x 11'5" (4.39m x 3.48m)

With wall and base units, stainless steel sink unit and plumbing for auto washer.

First Floor

Bedroom One

13'9" x 9'5" (4.19m x 2.87m)

Bedroom Two

9'5" x 7'4" (2.87m x 2.24m)

Bedroom Three

9'7" x 7'1" (2.92m x 2.16m)

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin.

Exterior

Gardens and garage to the rear.

Directions

From our office on Queensbury High Street head toward Russell St, turn right onto Chapel St, left onto Albert Rd/Small Page, turn right onto Pit Ln, right onto Headley Ln, continue onto Green Ln, left onto Thornton Rd, take the sharp right onto Kipping Ln, turn left onto West Ln, right onto Alpine Rise.

TENURE

FREEHOLD

Council Tax Band

C / 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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