



## Chapel Terrace, Thornton,

**£81,000**

\* TERRACE COTTAGE \* ONE BEDROOM \* OCCASIONAL ATTIC ROOM \*  
\* CLOSE TO AMENITIES \* GARDEN \* PARKING \*

This one bedroom + occasional attic room stone built terrace cottage is situated in a tucked away location within easy access of Thornton Village.

The property would make an ideal purchase for a number of buyers. Within walking distance of amenities, shops and excellent bus routes.

To the outside there is a lawned garden with off street parking.



## Entrance Porch

## Open Plan Lounge/Kitchen

16'5" x 15'3" (5.00m x 4.65m)

Kitchen area is fitted with a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer.

The Lounge area has an electric fire in fireplace surround, radiator and double glazed window.

## Cellar

Useful storage.

## First Floor

### Bedroom One

11' x 10'4" (3.35m x 3.15m)

With radiator and double glazed window.

### Occasional Attic Room

15'1" x 7'5" (4.60m x 2.26m)

With velux window.

## Shower Room

Wet room with walk-in shower area, low suite wc, pedestal wash basin, radiator and double glazed window.

## Exterior

To the outside there is a garden and parking.

## Directions

From our office on Queensbury High Street take A644 to Pit Ln, head towards Russell St, turn right onto Chapel St, left onto Albert Rd/Small Page/A644, turn right onto Pit Ln, turn right onto Headley Ln, continue onto Green Ln, turn left onto Thornton Rd, take the sharp right onto Kipping Ln, turn left onto West Ln, left onto Westville Way, left onto Chapel Terr 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 <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 |                         |
| 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](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)