



Baring Avenue, Thornbury,

£189,950

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * NO CHAIN *
* GARDENS * GARAGE * PARKING * FAMILY SIZED ACCOMMODATION * CLOSE TO PARK *

Available with no onward chain, is this three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, dining/sitting room, kitchen, three first floor bedrooms, house bathroom and separate wc.

To the outside there are gardens, driveway and garage.



Reception Hall

With store cupboard.

Lounge

13'7" x 12'2" (4.14m x 3.71m)

With radiator, feature fireplace, bay window.

Kitchen

8'6" x 6'5" (2.59m x 1.96m)

With wall and base units incorporating stainless steel sink unit, gas cooker (not tested), part tiled walls.

Dining/Sitting Room

12'1" x 11'6" (3.68m x 3.51m)

With radiator.

First Floor Landing

Bedroom One

11'7" x 10'9" (3.53m x 3.28m)

With fitted wardrobes and radiator.

Bedroom Two

12'2" x 10'4" (3.71m x 3.15m)

With fitted wardrobes and radiator.

Bedroom Three

5'9" x 6'8" (1.75m x 2.03m)

With radiator.

Bathroom

Two piece suite comprising bath, wash basin and radiator.

Separate WC

With low suite wc.

Exterior

To the outside there are gardens to front and rear, driveway and a detached garage.

Directions

From our office in Idle village take the left onto Idlecroft Road, turn right onto Bradford Road, proceed straight ahead at the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, turn left onto Northcote Rd/A6177, right onto Killinghall Rd, left onto Leeds Old Rd, turn left onto Silverhill Rd, right onto Baring Ave and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / 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	
A (92-100)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
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

Energy Efficiency Rating: 79 (Current), 65 (Potential)

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