



Napier Road, Thornbury,
Guide Price £85,000

**** THROUGH TERRACE ** STONE BUILT ** THREE BEDROOMS ** CLOSE TO SHOPS/AMENITIES ****

Ideal for the first time buyer or young family, is this three bedroom stone built through terrace.

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises entrance, lounge, kitchen, two first floor bedrooms and a modern white house bathroom, together with a further third attic bedroom to the second floor.

To the outside there is a small garden to the front and a yard to the rear.



Three bedroom stone built through terrace.
Ideal for the first time buyer or young family.
The accommodation benefits from gas central heating, upvc double glazing, alarm system and briefly comprises entrance, lounge, kitchen, two first floor bedrooms and a modern white house bathroom, together with a further third attic bedroom to the second floor.
To the outside there is a small garden to the front and a yard to the rear.

Entrance

Lounge

12'9" x 12'7" (3.89m x 3.84m)

With radiator and laminated wood floor.

Kitchen

9'2" x 7'10" (2.79m x 2.39m)

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

First Floor Landing

With radiator.

Bedroom One

11'3" x 7'3" (3.43m x 2.21m)

With radiator.

Bedroom Two

9'2" x 6'11" (2.79m x 2.11m)

With radiator.

Bathroom

Modern white three piece white suite, tiled walls and radiator.

Second Floor

Attic Bedroom Three

12'6" x 12' (3.81m x 3.66m)

With velux skylight and radiator.

Exterior

To the outside there is a small garden to the front and a yard to the rear.

PLEASE NOTE

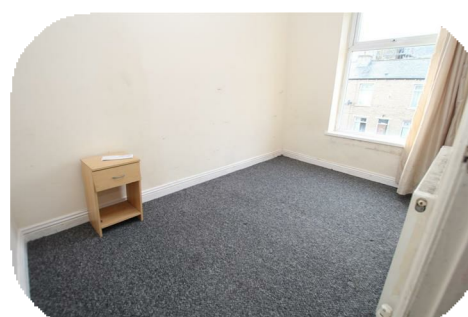
This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout, upon reaching the roundabout at Five Lane Ends take the second exit onto Idle Road, at the traffic lights at Bolton Junction continue straight ahead to continue on Idle Road, At the roundabout, take the 2nd exit onto Idle Rd, turn left onto Northcote Rd/A6177 and continue to follow A6177 for 1.3 miles, turn left onto Leeds Rd/A647, turn left onto Napier Rd, turn right to stay on Napier Rd and the property will shortly be seen displayed via our For Sale board.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesstates.co.uk
website www.sugdensesstates.co.uk