



## Leeds Road, Idle,

### £1,500 Per Month

\*\*\*\*\* WELL PRESENTED THREE BEDROOM DETACHED CHARACTER BUNGALOW IN THACKLEY \*\*\*\*\*

Nestled in the highly sought-after area of Thackley, this charming Grade II Listed three-bedroom detached bungalow offers a blend of character, comfort, and convenience. Ideally situated close to a wide range of local amenities, the property is within easy reach of supermarkets, shops, restaurants, pubs, gyms, and well-regarded schools, making it an excellent choice for families and professionals alike.

The bungalow is perfectly positioned for commuters, with Shipley Railway Station just a short distance away and excellent road links to Leeds Bradford Airport, Bradford City Centre and Leeds City Centre.

Offering attractive character features and a desirable location, this delightful home provides an excellent opportunity to enjoy both village charm and modern-day accessibility.

Briefly comprising, Entrance hall, cloakroom, kitchen /dining, lounge, three bedrooms and a shower room.

Externally is a patio and lawn area and parking for ample cars.

Further benefits include GCH and DG.

Council Tax Band D.

\*\*\*\*VIEW IMMEDIATELY \*\*\*\*



**Deposit**  
A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



**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 |         |           |
| (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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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