



**Rush Croft, Cote Farm, Thackley**

**£244,950**

\* MODERN SEMI DETACHED \* THREE BEDROOMS \* MODERN KITCHEN \* CUL-DE-SAC \*  
\* GARDENS \* DRIVE \* GARAGE \* TWO BATH/SHOWER ROOMS \* FAMILY HOME \*

Occupying the ever popular Cote Farm development, is this delightful three bedroom semi detached house.

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

The spacious accommodation briefly comprises entrance hall, lounge, dining area and modern fitted kitchen, three first floor bedrooms - master bedroom has en-suite shower room and dressing area, plus a house bathroom.

To the outside there are well presented gardens, driveway and garage.





### Entrance Hall

With radiator.

### Lounge

14'4" x 9'7" extending to 12'8" (4.37m x 2.92m extending to 3.86m)

With radiator and understairs storage cupboard.

### Kitchen

14'1" x 5'4" extending to 8'1" (4.29m x 1.63m extending to 2.46m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, wood work surfaces, stainless steel oven and hob, plumbing for auto washer, part tiled walls and radiator.

### Dining Area

10'3" x 7'4" (3.12m x 2.24m)

With radiator.

### First Floor

#### Bedroom One

10'6" x 9'7" (3.20m x 2.92m)

With en-suite dressing area having twin mirror fronted wardrobes. En-Suite Shower Room;

#### En Suite Shower Room

Three piece suite.

#### Bedroom Two

7'8" x 7'3" (2.34m x 2.21m)

With radiator.

#### Bedroom Three

6'4" x 9'8" (1.93m x 2.95m)

With built in wardrobe and radiator.

### Bathroom

Three piece white suite, tiled walls and radiator.

### Loft

Part boarded. Accessed via a pull down ladder.





### Exterior

To the outside there are lawned and bedded gardens to front and rear, together with driveway leading to an integral garage.

### Directions

From our office in Idle village proceed straight ahead up The High Street, turn right onto Town Lane, at Thackley Corner junction turn left onto Leeds Road, turn left onto Cote Farm Ln, left onto Stead Hill Way, right onto Whinney Brow, left onto Rush Croft, turn right to stay on Rush Croft.

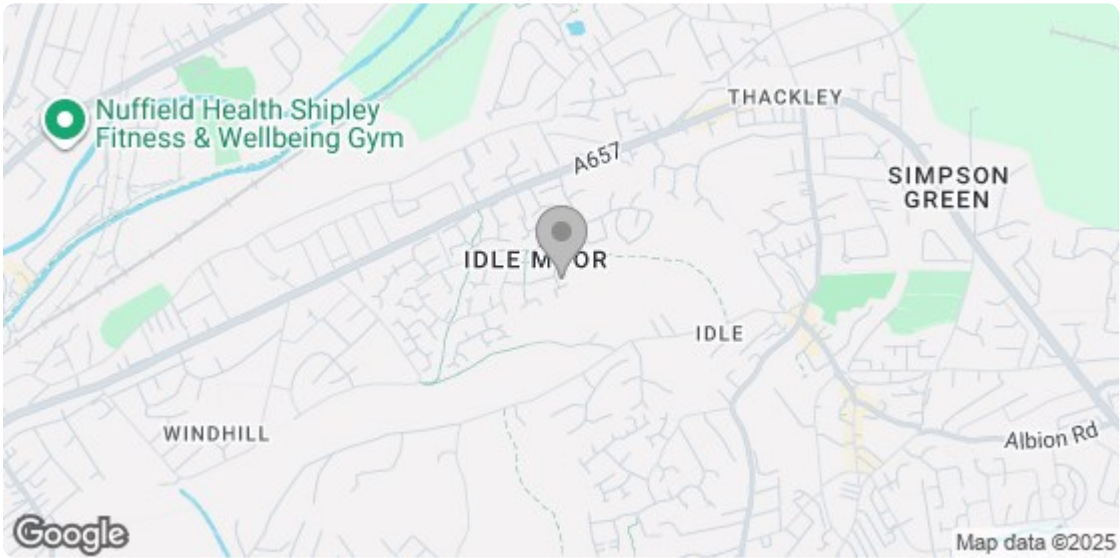
### TENURE

FREEHOLD

### Council Tax Band

C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

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