



## Thackley Old Road, Windhill,

**£210,000**

\* COMES WITH PLOT OF LAND \* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \*  
\* DOUBLE GARAGE \* MODERN KITCHEN \* NO ONWARD CHAIN \* FRONT VIEWS \*

A fantastic investment opportunity to purchase this mature three bedroom semi detached house together with a plot of 'potential building land' (subject to relevant building consents).

The property occupies an elevated position with views to the front across the valley, in a popular residential location on the Thackley/Shipleigh border.

Available with no onward chain and benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises entrance hall, lounge, dining room, fitted kitchen, three first floor bedrooms and a house bathroom.

To the outside there are gardens and plot of land situated directly opposite (from the garages on the right and approximately to the lamp post on the left. Please call for further details).



### Entrance Hall

With radiator and store cupboard.

### Lounge

14'8" x 12'1" (4.47m x 3.68m)

With a coal effect gas fire set in chimney breast, bay window, radiator.

### Kitchen

14'4" x 5'9" extending to 7'8" (4.37m x 1.75m extending to 2.34m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, electric oven and hob, integrated fridge, auto washer and dishwasher.

### Dining Room

12'1" x 11'10" (3.68m x 3.61m)

With gas fire in feature fireplace, radiator, patio doors to rear garden.

### First Floor Landing

### Bedroom One

11'9" x 10'10" (3.58m x 3.30m)

With built in wardrobes, drawers and dresser, radiator.

### Bedroom Two

12'3" x 12'1" (3.73m x 3.68m)

With built in wardrobes and radiator.

### Bedroom Three

6' x 6'6" (1.83m x 1.98m)

With radiator.

### Bathroom

Three piece coloured suite, heated towel rail.

### Exterior

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### Directions

From our office in Idle village proceed straight ahead up The High Street, at the top turn right onto Town Ln, turn left onto Leeds Rd/A657, turn right onto Cyprus Dr, right onto Cyprus Ave, left onto Windhill Old Rd, continue onto Thackley Old Rd and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

C



**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 (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>72</b>	<b>53</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC