



**Thackley Old Road, Shipley,**

**£199,950**

**\*\* EXTENDED SEMI DETACHED \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\*  
\*\* FRONT VIEWS \*\* MODERN SHOWER ROOM \*\* GARDENS \*\* NO CHAIN \*\***

Occupying an elevated position with views across the valley is this delightful three bedroom extended semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining room and fitted kitchen. Three first floor bedrooms and a lovely newly fitted modern shower room.

To the outside there are front and rear gardens.



## Reception Hall

## Lounge

14'2"max x 13'1" (4.32m"max x 3.99m")

Radiator and bay window.

## Kitchen

11'6" x 9'2" (3.51m" x 2.79m")

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob, plumbing for auto washer, plumbing for dishwasher, part tiled and storage cupboard.

## Dining Room

12'3" x 9'1" (3.73m" x 2.77m")

Storage cupboard, radiator and access to rear garden.

## First Floor Landing

## Bedroom One

14'9" x 10'3" (4.50m" x 3.12m")

Radiator.

## Bedroom Two

9'9" x 9'5" (2.97m" x 2.87m")

Radiator.

## Bedroom Three

8'2" x 5'6" (2.49m" x 1.68m")

Radiator.

## Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit and low flush wc.

## Exterior

Garden to the front together with an enclosed lawn and patio garden to rear.

## Tenure

FREEHOLD.

## Council Tax Band

B



**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	
A (92 plus)		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 <sub>2</sub> emissions	
70	77		
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](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)