



Cote Farm Lane, Thackley

Offers Over £300,000

- * MODERN DETACHED * THREE BEDROOMS * THREE RECEPTION ROOMS * LARGE CONSERVATORY *
- * LANDSCAPED GARDENS * SMALL CUL-DE-SAC LOCATION * CONVERTED GARAGE *
- * TWO BATH/SHOWER ROOMS * MODERN FITTED KITCHEN * VIEWING RECOMMENDED *

Providing 'ready to move into' accommodation on the ever popular Cote Farm development, is this bedroom modern detached house.

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

The accommodation briefly comprises entrance porch, hall, lounge, sitting room, dining room, fitted kitchen, utility, large conservatory, cloakroom/wc, three first floor bedrooms - master bedroom having en-suite shower room, plus a house bathroom. To the outside there is driveway parking and an extensive south-facing landscaped garden to the rear.





Entrance

Upvc double glazed porch with internal door leading to hall and stairs. With laminated flooring and alarm panel.

Garage Conversion/Sitting Room

16'9" x 7'8" (5.11m x 2.34m)

With upvc double glazed window, inset fitted blinds, radiator and laminated flooring.

Lounge

14'7" x 9'8" (4.45m x 2.95m)

With upvc double glazed bay window, fitted blinds, radiator, coving, Adam style fireplace with marble back and hearth, glazed sliding doors to the conservatory.

Conservatory

14'6" x 9'6" (4.42m x 2.90m)

Upvc DG. Insulated. With blinds, radiator, side door, grey plank effect laminate floor.

Kitchen

10'8" x 9'9" (3.25m x 2.97m)

Fitted kitchen having a range of white gloss wall and base units incorporating sink unit, tiled splashback, complementary work tops, ceramic hob, extractor hood, electric oven, plumbing for dishwasher, space for a fridge, two double upvc glazed windows.

Utility

With Vaillant boiler, work top, plumbing for auto washer, side door, grey plank effect laminate flooring.

Cloakroom/WC

With low suite wc, vanity sink unit, frosted upvc double glazed window, radiator, upvc clad walls, grey plank effect laminate flooring.

First Floor Landing

Bedroom One

10'7" x 9'7" (3.23m x 2.92m)

With radiator, upvc double glazed window with fitted blind. Archway to Dressing Area with sliding door mirrored wardrobes. En Suite Shower Room;

En Suite Shower Room

With walk-in shower cubicle with chrome thermostatically controlled shower unit, vanity sink unit, low suite wc, upvc clad walls and ceiling, inset spotlights, radiator.

Bedroom Two

10' x 8'7" (3.05m x 2.62m)

With upvc double glazed window and radiator.





Bedroom Three

9'7" x 6'3" (2.92m x 1.91m)

With white fitted wardrobes, upvc double glazed window, radiator, laminate flooring.

Bathroom

Three piece white suite, chrome fittings, low suite wc, vanity sink unit, frosted upvc double glazed window, radiator, spotlights, upvc marble effect wall and ceiling cladding.

Exterior

To the outside there is a front resin garden area with tarmac drive. To the rear there is a south-facing tiered landscaped garden with decking, patio and shed.

Directions

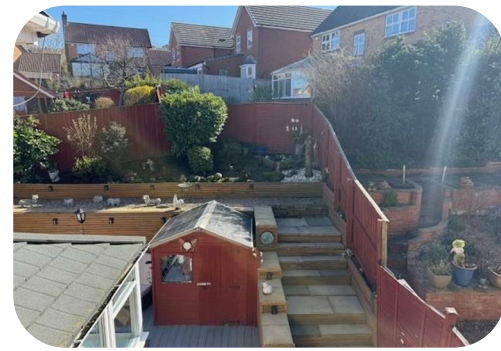
From our office in Idle village proceed straight up The High Street, turn right onto Town Ln, left onto Leeds Rd/A657, left onto Cote Farm Ln, turn right to stay on Cote Farm Ln and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating			

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.

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