



## Windhill Old Road, Thackley

£420,000

- \* BESPOKE DETACHED HOUSE \* FOUR BEDROOMS \* THREE BATH/SHOWER ROOMS \*
- \* OVER THREE FLOORS \* LARGE OVERSIZED GARAGE \* AMPLE PARKING \*
- \* CLOSE TO WOODLAND WALKS \* FAMILY SIZED ACCOMMODATION \*

This very well presented, larger than average, four bedroom stone built detached house is situated in a popular area - ideal for woodland walks and transport routes for Bradford, Leeds & Shipley.

Built approximately twenty years ago and offers fantastic family sized accommodation briefly comprises reception hall, lounge, sitting room, dining kitchen, utility room, cloakroom/wc, three double first floor bedrooms - master bedroom having en-suite shower room, plus house bathroom. To the second floor there is a fourth bedroom with personal shower & wc.

To the outside there is ample parking/driveway space, garden area and an oversized double garage with potential to convert to an annex (subject to any relevant planning consent).





### Reception Hall

With store cupboard and radiator.

### Cloakroom/WC

With low suite wc, wash basin.

### Lounge

15'11" x 10'11" (4.85m x 3.33m)

With a living flame gas fire in feature fireplace surround, radiator.

### Dining Kitchen

19'8" x 12'6" (5.99m x 3.81m)

Having a range of wall and base units incorporating sink unit, gas hob, double oven, integrated fridge freezer, dishwasher, part tiled walls, radiator.

### Sitting Room

15'5" x 14'2" (4.70m x 4.32m)

With gas fire in feature fireplace surround, radiator.

### Utility

8'1" x 4'10" (2.46m x 1.47m)

With radiator.

### First Floor Landing

#### Bedroom One

15'1" x 14'2" (4.60m x 4.32m)

With fitted wardrobes, radiator, balcony. En-Suite Shower Room;

#### En Suite Shower Room

Three piece suite.

#### Bedroom Two

15'11" x 10'11" (4.85m x 3.33m)

With radiator.

#### Bedroom Three

15'2" x 9'7" (4.62m x 2.92m)

With radiator.

### Bathroom

Four piece white suite, heated towel rail.





## Second Floor

### Bedroom Four

14'1" x 10'5" (4.29m x 3.18m)

With under eaves storage, velux window. Shower unit and low suite wc.

### Exterior

To the outside there are double gates to driveway providing ample parking, garden area and a larger oversized double garage with potential to convert to an annex (subject to any relevant planning consent).

### Directions

From our office in Idle village take the right onto New Street, left onto Cross Road, left onto Leeds Road, right onto Thackley Road, continue onto Windhill Old Road, the property will be seen just before the bridge displayed via our For Sale board.

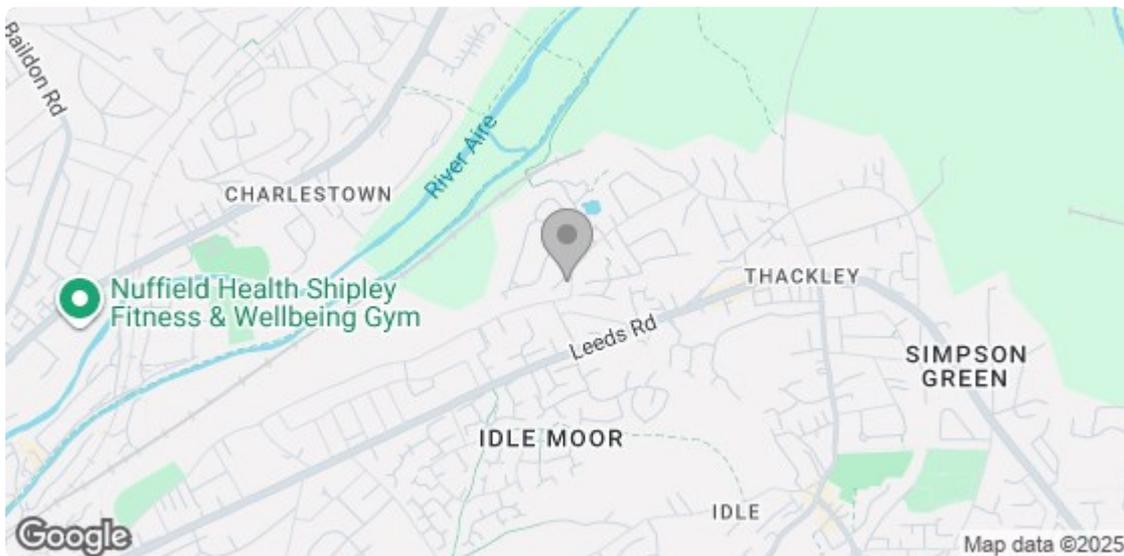
### TENURE

FREEHOLD

### Council Tax Band

E / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(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			

**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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