



## Harvest Mount, Cote Farm, Thackley

£265,000

\* CALL SUGDENS TO BE THE FIRST TO VIEW \*

\* INNER TOWN HOUSE \* THREE STOREY \* THREE BEDROOMS \* VERY WELL PRESENTED \*

\* TWO BATH/SHOWER ROOMS \* ADJOINS OPEN FIELDS TO REAR \* INTEGRAL GARAGE \*

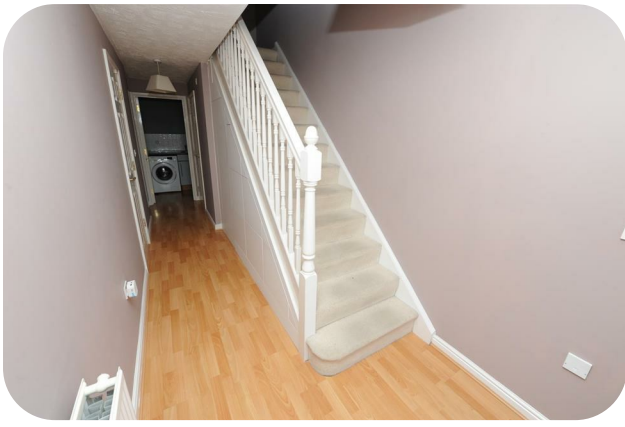
Occupying a sought after cul-de-sac setting and providing 'ready to move into' accommodation, is this delightful three bedroom inner town house.

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

The family sized accommodation is set over three floors and briefly comprises reception hall, office, cloakroom/wc, utility room, first floor lounge and modern fitted dining kitchen, together with three bedrooms to the second floor - master bedroom with en-suite shower room, plus a modern house bathroom with white suite.

To the outside there are gardens, parking and garage.





## Ground Floor

### Reception Hall

With radiator.

### Office

9'9" x 8'6" (2.97m x 2.59m)

With radiator. (No window).

### Utility

With stainless steel sink unit, plumbing for auto washer, part tiled walls and radiator.

### Cloakroom/WC

With low suite wc and wash basin.

## First Floor

### Lounge

16'3" x 9'9" (4.95m x 2.97m)

Having a modern pebble effect electric fire set in chimney breast, two radiators, Juliet style balcony.

### Dining Kitchen

16'5" x 8'8" (5.00m x 2.64m)

Modern fitted dining kitchen having a range of grey wall and base units incorporating laminated sink unit, stainless steel oven and hob, plumbing for dishwasher, part tiled walls, two radiators, upvc French doors to rear garden.

### Second Floor Landing

With radiator.

### Bedroom One

10'1" x 11'2" (3.07m x 3.40m)

With radiator. En-Suite Shower Room;

### En Suite Shower Room

Modern three piece suite, part tiled walls and heated towel rail.

### Bedroom Two

9'5" x 8'8" (2.87m x 2.64m)

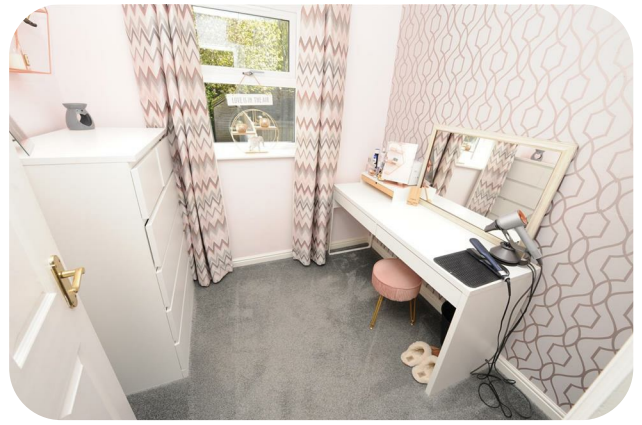
With radiator.

### Bedroom Three

7'4" x 7'2" (2.24m x 2.18m)

With store cupboard and radiator.





### Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

### Exterior

To the outside there is a garden with parking to the front leading to an integral garage, together with an enclosed split level garden to the rear.

### Directions

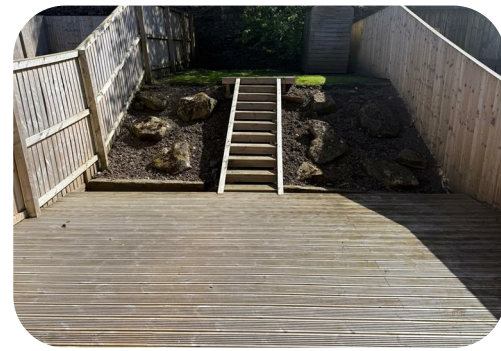
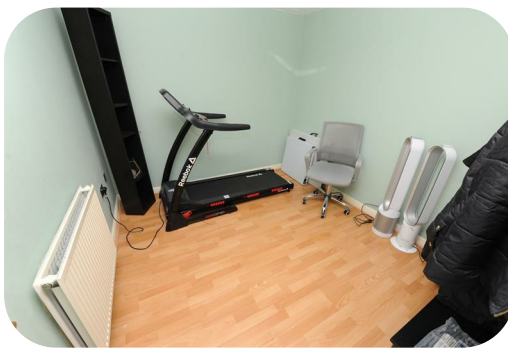
From our office in Idle village proceed straight up The High Street, turn right onto right onto Town Ln, left onto Leeds Rd, turn left onto Cote Farm Ln, turn right to stay on Cote Farm Ln, Cote Farm Ln turns slightly left and becomes Whinney Brow, turn right onto The Mistal, turn right to stay on The Mistal, left onto Harvest Mount and the property will be seen displayed via our For Sale board.

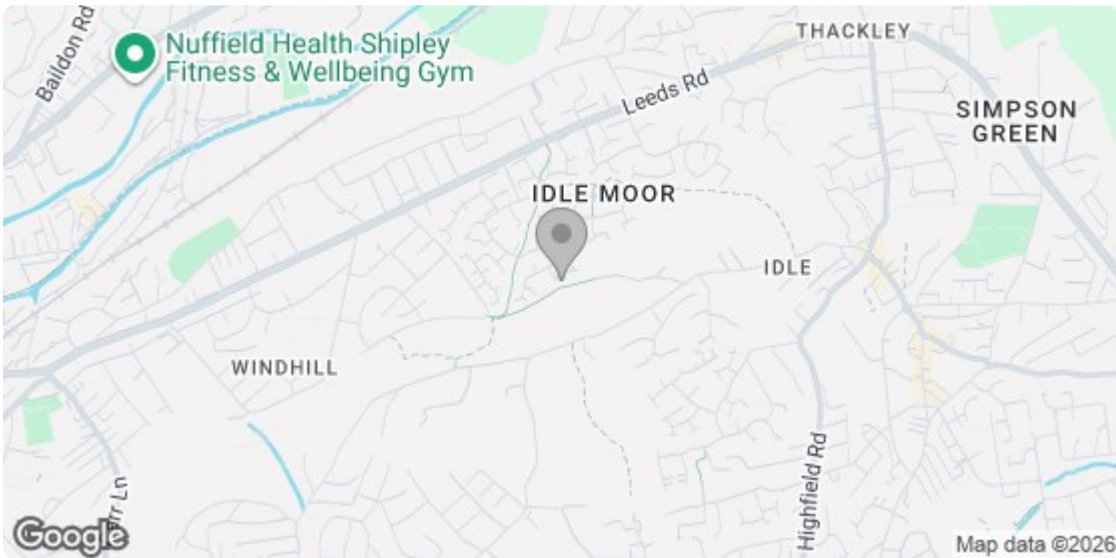
### TENURE

FREEHOLD

### Council Tax Band

C / Bradford





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

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)



Sugdén Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

