



Leeds Road, Thackley

£250,000

- * STONE BUILT TERRACE * THREE BEDROOMS * TWO RECEPTION ROOMS *
- * WELL PRESENTED * DECEPTIVELY SPACIOUS * CHARACTER FEATURES *
- * ENCLOSED REAR GARDEN * PARKING * GARAGE * SOUGHT AFTER LOCATION *

Situated in the highly sought-after area of Thackley, this stunning three-bedroom terraced home combines charm and character with modern living. Conveniently located close to a range of local amenities, excellent transport links and well-regarded primary and secondary schools - it is ideally suited to growing families.

Finished to a high standard throughout, the property boasts a modern fitted kitchen and a spacious four-piece family bathroom. Retaining attractive character features, the home offers well-presented accommodation ready to move straight into. Externally, the property benefits from off-road parking, garage and an enclosed rear garden, providing an ideal space for outdoor relaxation and family enjoyment.





Reception Hall

With radiator.

Lounge

13'9" x 13'10" (4.19m x 4.22m)

With chimney breast feature fireplace, radiator and corniced ceiling.

Dining Area

12'9" x 17'5" (3.89m x 5.31m)

With bi-fold doors to rear garden, radiator.

Kitchen

8'4" x 7'7" (2.54m x 2.31m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel double oven and hob, integrated dishwasher, part tiled walls.

Cellar

First Floor Landing

Bedroom One

14' x 9'10" (4.27m x 3.00m)

With cast iron feature fireplace, radiator.

Bedroom Two

13'1" x 12'4" (3.99m x 3.76m)

With radiator.

Bedroom Three

7'5" x 9'2" (2.26m x 2.79m)

With radiator.

Bathroom

Modern four piece suite comprising bath, shower cubicle, low suite wc, wash basin, part tiled walls and heated towel rail.





Directions

From our office in Idle village proceed straight up The High Street, at the top take the right onto Town Lane, proceed to the junction at Thackley Corner turning left onto Leeds Road, the property will shortly be seen on the left hand side opposite Snoops Coffee Bar.

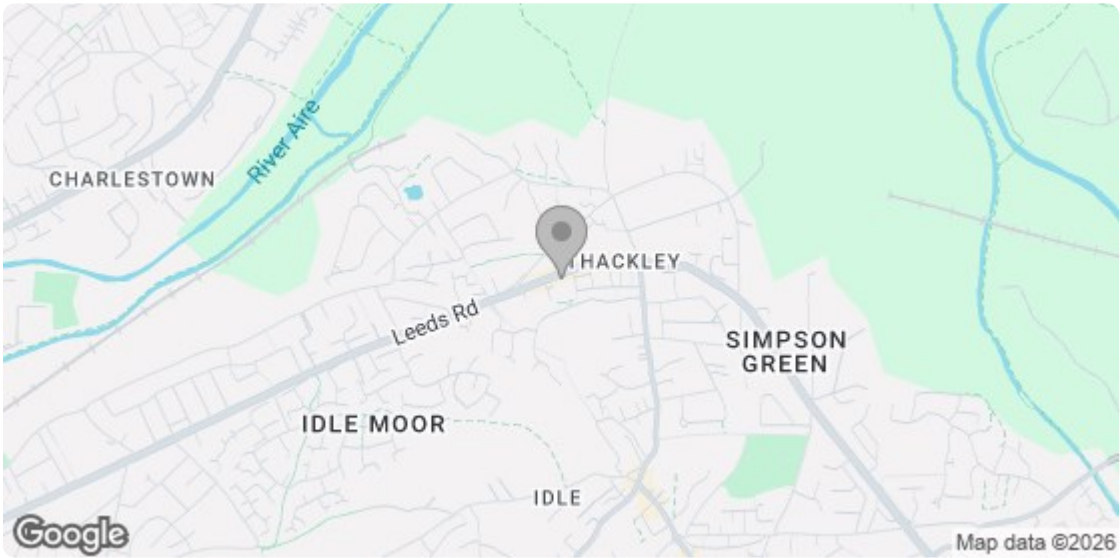
TENURE

FREEHOLD

Council Tax Band

B / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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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