Sugdens
Sales & Lettings



Tinkler Stile, Cote Farm, Thackley,

£169,950

* TOWN HOUSE * TWO BEDROOMS * POPULAR LOCATION * GREAT STARTER HOME *
* FITTED KITCHEN * MODERN BATHROOM * GARDENS * PARKING *

A fantastic opportunity for first-time buyers and investors alike to acquire this well-presented two-bedroom inner town house, ideally situated within easy reach of Thackley's shops, amenities and highly regarded schools.

The property benefits from uPVC double glazing and gas central heating throughout.

The accommodation briefly comprises entrance hall, spacious lounge, fitted kitchen, two first-floor bedrooms and a modern house bathroom.

Externally, there are gardens to the front and rear together with off-road parking.

Early viewing is recommended to fully appreciate the accommodation and convenient location on offer.







Entrance
With radiator.

Lounge
13'10" x 12'10" (4.22m x 3.91m)
Having an electric fire set in modern fireplace, grey laminate wood flooring.



Kitchen
8'7" x 6'4" (2.62m x 1.93m)
Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls and radiator.



First Floor Landing

Bedroom One
11'2" x 9'9" (3.40m x 2.97m)
With built in cupboard and radiator.



Bedroom Two
11'5" x 7' (3.48m x 2.13m)
With radiator.

Bathroom
Modern white three piece suite comprising panelled bath, pedestal wash basin, low suite wc, part tiled walls.

Exterior
To the outside there is parking to the front and a garden to the rear.



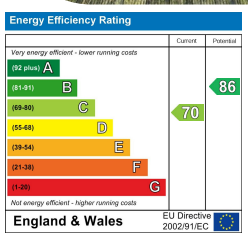
Directions
From our office in Idle village proceed straight ahead up The High Street, turn right onto Town Lane, left onto Leeds Road, left onto High Busy Lane, left onto Tinkler Stile, turn right to stay on Tinkler Stile, turn left to stay on Tinkler Stile and the property will shortly be seen displayed via our For Sale board.

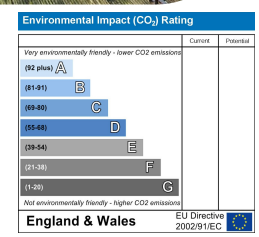
TENURE
FREEHOLD

Council Tax Band
B / Bradford



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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