



## Cyprus Avenue, Thackley

**£300,000**

\*EXTENDED SEMI DETACHED \* FOUR/FIVE BEDROOMS \* LARGE REAR GARDEN \* CUL-DE-SAC \*  
\* SOUGHT AFTER LOCATION \* MODERN BATHROOM \* THREE FLOORS \*  
\* GOOD SIZED FAMILY HOME \* EXTENSIVE SUMMER HOUSE \*

A fantastic opportunity for the growing family to purchase this delightful four/five bedroom semi detached house. Benefits from gas central heating, upvc double glazing and alarm system.

The spacious accommodation is set over three floors and briefly comprises reception hall, lounge, sitting/dining room, kitchen extension, three first floor bedrooms and modern house bathroom with white suite, together with an overall attic bedroom conversion that has been split into two rooms.

To the outside there is driveway parking for two cars and a much larger lawned and patio garden to the rear with summer house.

Viewing is highly recommended.





### Entrance Hall

With store cupboard and radiator.

### Lounge

11'10" x 11'3" (3.61m x 3.43m)

With radiator.

### Kitchen

7'9" x 11'10" (2.36m x 3.61m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven and hob, integrated fridge freezer and dishwasher, granite work surfaces with breakfast bar.

### Sitting/Dining Room

16'10" x 9'8" (5.13m x 2.95m)

With radiator and upvc French doors to rear garden.

### First Floor Landing

#### Bedroom One

12'1" x 9'4" (3.68m x 2.84m)

With radiator.

#### Bedroom Two

9'10" x 10'8" (3.00m x 3.25m)

With fitted wardrobes and radiator.

#### Bedroom Three

7'4" x 6'1" (2.24m x 1.85m)

With radiator and store cupboard.

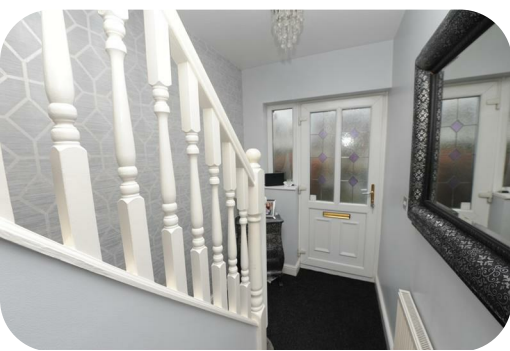
### Bathroom

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

### Second Floor

#### Bedroom Four

15'7" x 6'4" (4.75m x 1.93m)







### Bedroom Five

16'8" x 8'5" narrowing to 5'6" (5.08m x 2.57m narrowing to 1.68m)

Limited head space. With two velux skylights.

### Exterior

To the outside there is off-road parking for two cars to the front, together with a large enclosed lawned and patio garden to the rear with extensive summer house.

### Directions

From our office in Idle village proceed straight up The High Street, at the top take the right onto Town Lane, take the left at Thackley Corner onto Leeds Road, take the right onto Cyprus Drive, at the bottom take the left onto Cyprus Avenue and the property will shortly be seen displayed via our For Sale board.

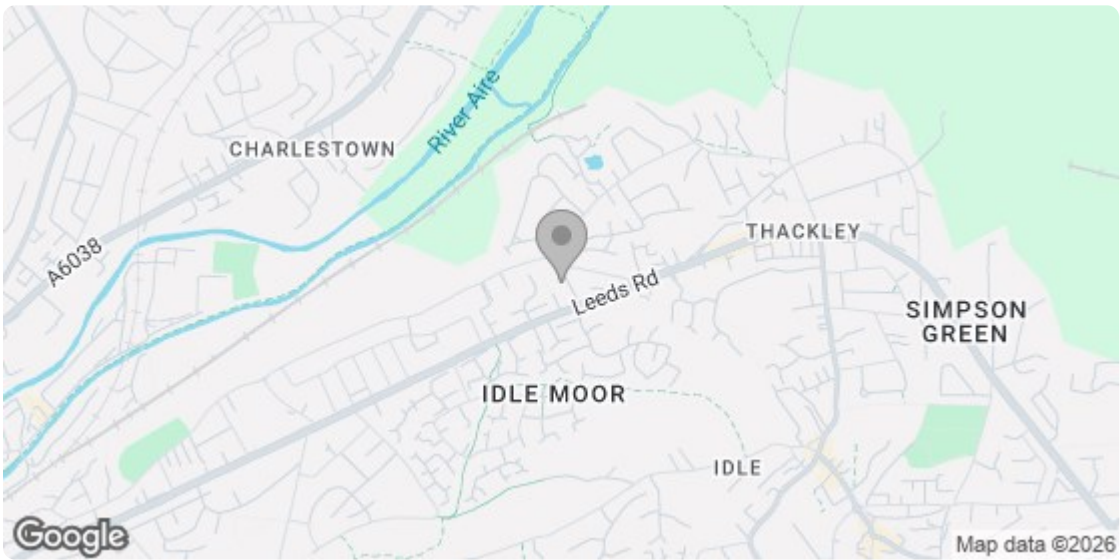
### TENURE

FREEHOLD

### Council Tax Band

C / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 <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.

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)



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

