



Cyprus Gardens, Thackley
Offers Over £300,000

*** NEW PRICE *** REDUCED *** NEW PRICE *** REDUCED *** NEW PRICE ***

* MODERN SEMI DETACHED * FOUR BEDROOMS * THREE STOREY * POPULAR CUL-DE-SAC *

* MODERN FITTED LIVING DINING KITCHEN * GARDENS * DRIVEWAY *

A fantastic opportunity for the growing family to purchase this delightful four bedroom modern semi detached house. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, cloakroom/wc, lounge, modern fitted living/dining kitchen, three first floor bedrooms and house bathroom, plus a second floor master bedroom suite with shower room.

To the outside there are gardens and driveway parking to the side.





Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin, radiator.

Lounge

12'6" x 15'1" (3.81m x 4.60m)

With radiator.

Living/Dining Kitchen

20'4" x 15'7" (6.20m x 4.75m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher, store cupboard, under-floor heating, bi-fold doors to rear garden.

First Floor Landing

Bedroom Four

9'1" x 9'2" (2.77m x 2.79m)

With radiator.

Bedroom Two

6'4" x 9'1" (1.93m x 2.77m)

With radiator.

Bedroom Three

9'1" x 9'7" (2.77m x 2.92m)

With radiator.

Bathroom

Modern three piece white suite.

Second Floor

Bedroom One

19' x 12'5" narrowing to 9'1" (5.79m x 3.78m narrowing to 2.77m)

With radiator and built in wardrobe. En -Suite Shower Room;





En Suite Shower Room

With modern suite.

Exterior

To the outside there is a small front garden, driveway to the side, together with a larger enclosed garden to the rear.

Directions

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

TENURE

FREEHOLD

Council Tax Band

C / Bradford

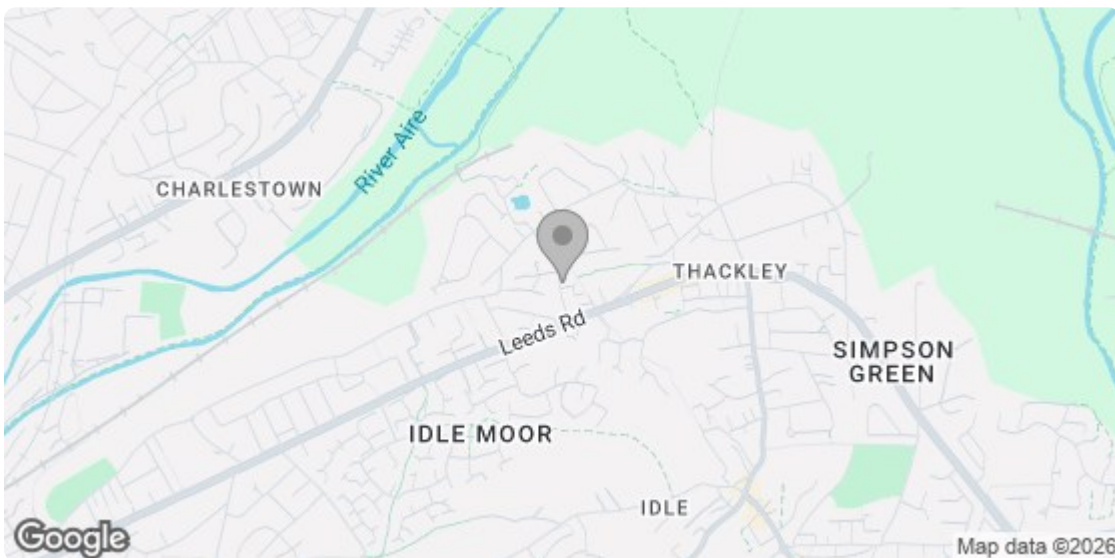


Cyprus Gardens, BD10

Approximate Gross Internal Area = 117.3 sq m / 1263 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325148)



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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	78	82

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
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk