



## Far Crook, Cote Farm, Thackley

**£275,000**

\*SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* POPULAR LOCATION \*  
\* MODERN KITCHEN & BATHROOM \* EN-SUITE SHOWER ROOM \*

A fantastic opportunity for a growing family to purchase this well presented three bedroom semi detached property. Occupies a delightful cul-de-sac setting on the ever popular Cote Farm development.

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

The accommodation briefly comprises reception hall, lounge, fitted dining kitchen, sitting room, cloakroom/wc, three first floor bedrooms - master bedroom having en-suite shower room, plus a house bathroom.

To the outside there is driveway parking and an enclosed lawned garden to the rear with patio.







### Entrance Vestibule

### Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, radiator and double glazed window.

### Lounge

15'1" x 9'9" (4.60m x 2.97m)

With a living flame gas fire in fireplace surround, radiator and two double glazed windows.

### Play Room/Sitting Room

15'11" x 8'5" (4.85m x 2.57m)

With radiator, double glazed patio doors to rear.

### Dining Kitchen

16'2" x 14' (4.93m x 4.27m)

Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, integral wine cooler, dishwasher, oven, hob, extractor fan, radiator, two double glazed windows, door to rear, pantry.

### First Floor

#### Bedroom One

10'6" x 9'9" (3.20m x 2.97m)

With radiator and double glazed window. Dressing Area and En-Suite Shower Room;

#### En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

#### Bedroom Two

10' x 8'9" (3.05m x 2.67m)

With radiator, built in wardrobe and double glazed window.

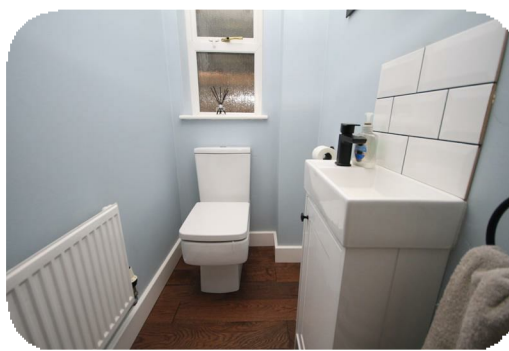
#### Bedroom Three

9'1" x 7'6" (2.77m x 2.29m)

With radiator and double glazed window.

### House Bathroom

White three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.





### Exterior

To the outside there is driveway parking to the front and an enclosed lawned garden to the rear with patio.

### Directions

From our office in Idle village proceed straight ahead up the High Street, at the top take the right onto Town Lane, at Thackley Corner junction take the left onto Leeds Road. turn left onto Cote Farm Ln, left onto Stead Hill Way, left onto W Cote Dr, left onto Far Crook and the property will shortly be seen displayed via our For Sale board.

### TENURE

Freehold

### Council Tax Band

D



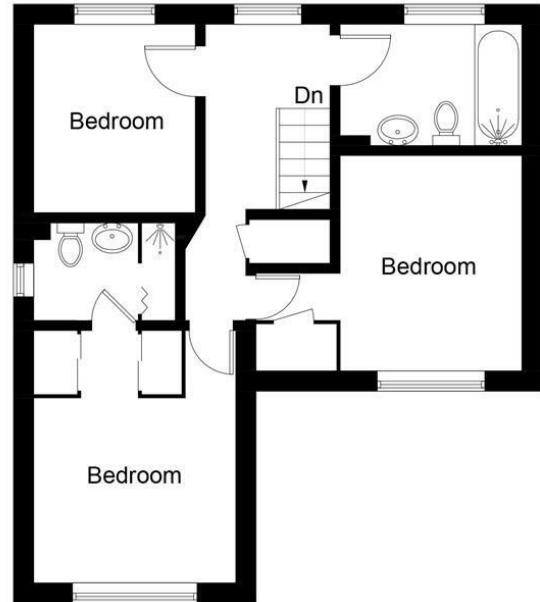


# Far Crook, BD10

Approximate Gross Internal Area = 100.0 sq m / 1076 sq ft

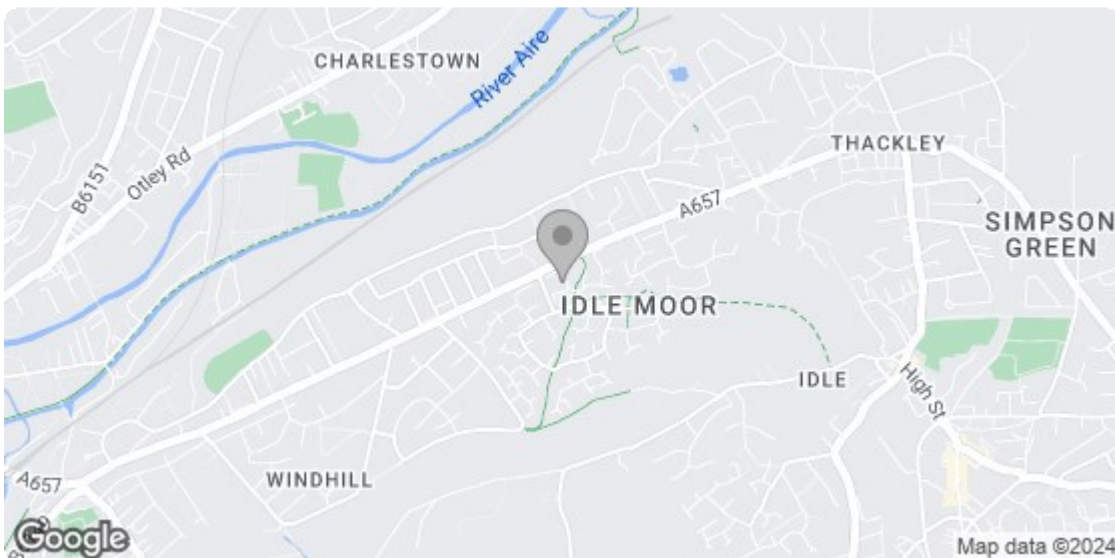


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1017485)



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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	71	81

**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)