



Brackendale Avenue, Thackley

Offers In The Region Of £265,000

- * SEMI DETACHED * THREE DOUBLE BEDROOMS * TWO BATH/SHOWER ROOMS *
- * POPULAR LOCATION * CONVERTED GARDEN ROOM * MODERN KITCHEN *
- * GARDENS & PARKING *

Adjoining Thackley Woods and offering fantastic family sized accommodation, is this very well presented three bedroom semi detached house.

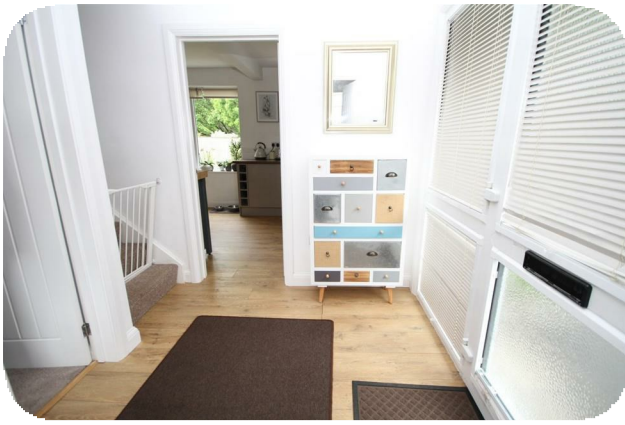
Benefits from gas central heating and upvc double glazing.

Reception hall, lounge, modern fitted dining kitchen, utility room, shower room, three double first floor bedrooms and a modern house bathroom.

To the outside there is parking to the front, enclosed garden to the rear and a converted summer house.

Viewing is highly recommended.





Entrance Hall

With laminated wood floor and radiator.

Lounge

14'3" x 13'1" (4.34m x 3.99m)

Dining Kitchen

20'7" x 9'4" (6.27m x 2.84m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls, integral dishwasher, radiator, understairs cupboard/pantry and upvc French doors to rear garden.

Utility

7'5" x 4'9" (2.26m x 1.45m)

With plumbing for auto washer and store cupboard.

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, part tiled walls and radiator.

First Floor

Bedroom One

9'4" x 12'11" (2.84m x 3.94m)

With radiator.

Bathroom

Modern four piece suite comprising bath, shower cubicle, low suite wc, vanity sink unit, part tiled walls and radiator.

Bedroom Two

10'7" x 10'6" (3.23m x 3.20m)

With radiator and store cupboard.

Bedroom Three

11'6" x 9'7" (3.51m x 2.92m)

With radiator.





Exterior

To the outside the property adjoins woodland, has off-road parking to the front, enclosed garden to the rear and a converted garage/summer house (11'1" x 7'9").

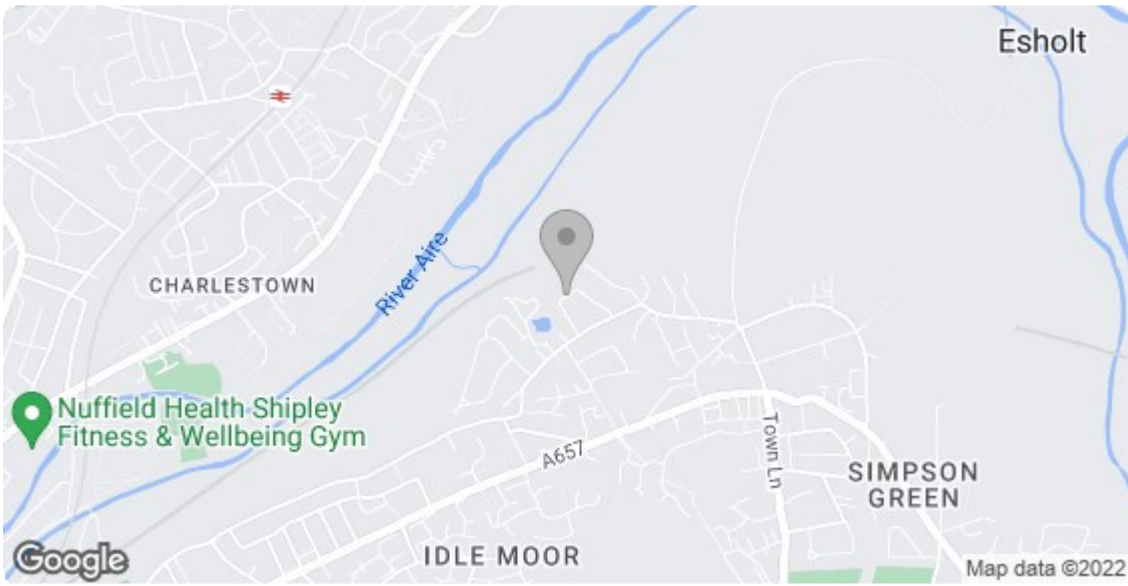
Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street, continue straight to the top, here take the right onto Town Lane, at the junction at Thackley Corner proceed straight ahead onto Thackley Rd, after 0.3 miles turn left onto Windhill Old Rd, turn right onto Brackendale Avenue and the property will shortly be seen displayed via our For Sale board.

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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