



## Windhill Old Road, Thackley

£220,000

- \* STUNNING STONE COTTAGE \* TWO BEDROOMS \* READY TO MOVE INTO \*
- \* REAR LANDSCAPED GARDEN \* SOUGHT AFTER LOCATION \* CLOAKROOM/WC \*
- \* MODERN FITTED KITCHEN & BATHROOM \* LOVELY PERIOD FEATURES \*

A fantastic opportunity for someone buying their first home or downsizing to purchase this recently renovated stone built cottage.

The characterful property benefits from gas central heating (recently fitted boiler), upvc double glazing and alarm system.

The accommodation briefly comprises entrance, lounge, modern fitted kitchen, cloakroom/wc plus utility, cellar. To the first floor there are two bedrooms and a stunning four piece house bathroom.

To the outside there is a paved front garden, together with a much larger landscaped garden to the rear with summer house.

Viewing is highly recommended.





## Entrance

## Cloakroom/WC

With low suite wc, vanity sink unit unit.

## Lounge

14'11" x 13'9" (4.55m x 4.19m)

With an exposed stone wall with feature fireplace having a cast iron coal effect fire, exposed beams, radiator.

## Kitchen

11' x 9'7" (3.35m x 2.92m)

Modern fitted kitchen having a range of wall and base units incorporating electric oven and recently fitted induction hob, wine cooler, tiled floor, upvc French doors to rear garden.

## Utility

3'11" x 3'11" (1.19m x 1.19m)

With plumbing for auto washer.

## Cellar

Ideal for storage.

## First Floor Landing

### Bedroom One

14'11" x 13'9" (4.55m x 4.19m)

### Bedroom Two

9'7" x 8'3" (2.92m x 2.51m)

## Bathroom

Modern four piece house bathroom, complementary wall tiling.

## Exterior

To the outside there is a paved front garden, together with a much larger landscaped garden to the rear with summer house.

## Directions

From our office in Idle village proceed straight up The High Street, at the top take the right onto Town Lane, proceed straight ahead at Thackley Corner junction onto Thackley Road, continue onto Windhill Old Road and the property will be seen displayed via our For Sale board.

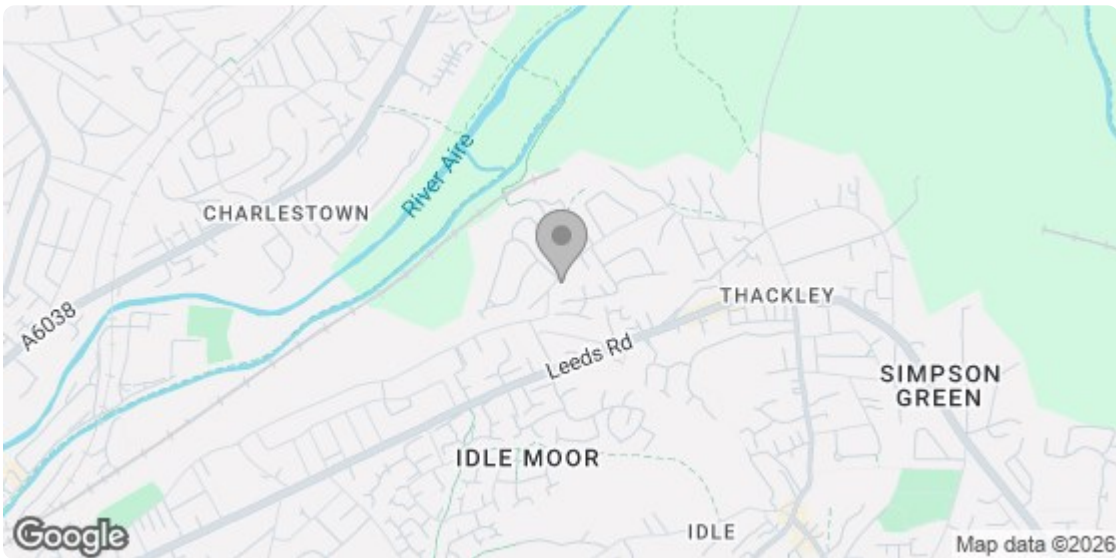




**TENURE**  
FREEHOLD

**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                                      |  | 67                      | 75        |
| (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.

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