



West Cote Drive, Thackley,
Reduced To £214,950

*** END TOWN HOUSE * TWO BEDROOMS * SOUGHT AFTER CIUL-DE-SAC ***

*** VERY WELL PRESENTED * GARDENS * PARKING * MODERN KITCHEN & BATHROOM ***

Providing superb 'ready to move into' accommodation, is this delightful two bedroom end town house. Occupies the ever popular Cote Farm development and benefits from gas central heating, upvc double glazing and alarm system.

The well presented accommodation briefly comprises entrance, lounge, dining room, modern fitted kitchen, two first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens and parking.



Entrance

Lounge

15'5" x 12'5" (4.70m x 3.78m)

Coal effect fireplace , laminated wood floor, radiator, store cupboard.

Dining Room

8' x 6'1" (2.44m x 1.85m)

With radiator and patio doors to rear garden.

Kitchen

8' x 6' (2.44m x 1.83m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls.

First Floor Landing

Bedroom One

12'6" x 8'1" (3.81m x 2.46m)

With radiator and store cupboard.

Bedroom Two

10'6" x 8'1" (3.20m x 2.46m)

With fitted wardrobes and radiator.

Bathroom

Three piece white suite, part tiled walls and radiator.

Exterior

To the outside there are gardens front and rear, together with parking.

Directions

From our office in Idle village continue straight onto High St, turn right onto Town Ln, left onto Leeds Rd, turn left onto Cote Farm Ln, left onto Stead Hill Way, left onto West Cote Dr, turn left to stay on W Cote Dr, turn right to stay on W Cote Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



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.

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

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk

