



**Overdale Drive, Thackley,**

**£189,950**

- \* SEMI DETACHED \* TWO BEDROOMS (FORMERLY THREE BEDS) \* NO CHAIN \*
- \* CONSERVATORY \* GARDENS \* GARAGE \* MODERN KITCHEN \* SHOWER ROOM \*
- \* POPULAR POSITION \* GREAT STARTER HOME \*

Available with no onward chain, is this delightful two bedroom semi detached house.

Benefits from both gas central heating and upvc double glazing.

The accommodation briefly comprises reception hall, lounge, modern light oak effect fitted kitchen, conservatory, two first floor bedrooms (formerly three) and a house shower room.

To the outside there are gardens, driveway and garage.



## Reception Hall

With radiator.

## Lounge

11'4" x 19' (3.45m x 5.79m)

With a coal effect gas fire set in chimney breast, radiator.

## Kitchen

8'1" x 8'1" (2.46m x 2.46m)

Modern light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, part tiled walls, radiator and store cupboard.

## Conservatory

10'8" x 14'4" (3.25m x 4.37m)

With gas wall heater.

## First Floor Landing

## Bedroom One

15'1" x 9'7" (4.60m x 2.92m)

With fitted wardrobes and radiator.

## Bedroom Two

8'8" max x 9' (2.64m max x 2.74m)

With fitted wardrobes and radiator.

## Shower Room

Three piece white suite, heated towel rail.

## Loft

Part boarded. Accessed via a pull down ladder.

## Exterior

To the outside there are gardens to both front and rear, driveway to the side leading to an oversized garage.

## Directions

From our office in Idle village proceed straight up The High Street, at the top take the right onto Town Lane, take the left at Thackley Corner onto Leeds Road, take the right onto Overdale Drive and the property will shortly 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 <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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)