



Longroyd, Cote Farm, Thackley,

£229,950

- * INNER TOWN HOUSE * TWO BEDROOMS * CONSERVATORY * CUL-DE-SAC *
- * LANDSCAPED GARDEN * MODERN KITCHEN & BATHROOM * REAR VIEWS *
- * GREAT STARTER HOME *

Occupying the ever popular Cote Farm development, is this delightful two bedroom inner town house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted kitchen, conservatory, two first floor bedrooms and a modern house bathroom with white suite.

To the outside there are landscaped gardens, drive and garage.

Viewing is highly recommended.



Entrance Vestibule

With radiator and laminated wood floor.

Lounge

14'2" x 9'7" (4.32m x 2.92m)

With laminated wood floor, radiator, double glazed window, understairs storage.

Kitchen

7'8" x 12'8" (2.34m x 3.86m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, tiled splashback, plumbing for auto washer, oven, hob, extractor, radiator, double glazed window.

Conservatory

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

With wood floor, French doors to rear.

First Floor

With access to loft.

Bedroom One

12'7" x 9'4" (3.84m x 2.84m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

11'3" x 7'6" (3.43m x 2.29m)

With radiator and double glazed window.

Bathroom

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

Exterior

To the outside there are landscaped gardens, drive and garage.

Directions

From our office in Idle village proceed straight onto High St, turn right onto Town Ln, left onto Leeds Rd, left onto Cote Farm Ln, turn right to stay on Cote Farm Ln, right onto Longroyd 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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 ₂ 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
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk