



## East Cote Drive, Cote Farm, Thackley,

**£235,000**

\* MODERN SEMI DETACHED \* TWO BEDROOMS \* THREE YEARS OLD, approx. \*

\* CUL-DE-SAC LOCATION \* LANDSCAPED GARDEN \* PARKING \*

\* FANTASTIC STARTER HOME \* VIEW ACROSS BAILDON MOOR \* EV CHARGING POINT \*

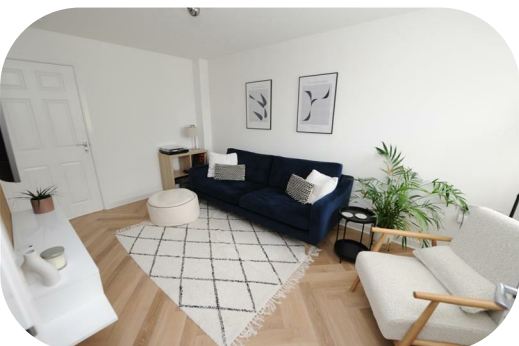
Built by Persimmon Homes, is this delightful two bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system

The 'ready to move into' accommodation briefly comprises entrance, cloakroom/wc, lounge, modern fitted breakfast kitchen, two first floor bedrooms and a lovely house bathroom with white suite.

To the outside there is parking to the front, together with a lawned and patio garden to the rear.

Viewing is highly recommended.



## Entrance

## Cloakroom/WC

With low suite wc, wash basin, radiator.

## Lounge

15' x 9'2" (4.57m x 2.79m)

With radiator and store cupboard.

## Breakfast Kitchen

12'6" x 8'2" (3.81m x 2.49m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven, hob, integrated fridge freezer, dishwasher, upvc French doors to rear garden, radiator.

## First Floor Landing

## Bedroom One

8'7" x 12'1" (2.62m x 3.68m)

## Bedroom Two

13'1" x 8'6" (3.99m x 2.59m)

## Bathroom

Modern three piece white suite, heated towel rail.

## Exterior

To the outside there is a driveway to the front providing off street parking and EV charger, together with a lawned and patio garden to the rear.

## Directions

From our office in Idle village continue straight onto High St, at the top turn right onto Town Ln, turn left onto Leeds Rd, left onto Crooked Rd and East Cote Drive will be found where the property is 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	97	(92 plus) A	
(81-91) B	83	(91-91) B	
(69-80) C		(89-90) C	
(55-68) D		(85-88) D	
(39-54) E		(79-84) E	
(1-38) F		(71-78) 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

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