



Cyprus Avenue, Thackley

£273,000

* EXTENDED SEMI DETACHED * THREE BEDROOMS * MODERN KITCHEN & BATHROOM * PARKING *
* LARGE GARDEN * FANTASTIC FAMILY HOME * SOUGHT AFTER LOCATION * RE-ROOFED IN 2023 *
Providing 'ready to move into' accommodation in a popular residential location, is this delightful three bedroom extended semi detached.

Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, modern fitted dining kitchen, good sized conservatory with slate roof, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there is parking to the front, large enclosed lawned and patio to the rear and garage.





Reception Hall

With radiator and store cupboard.

Lounge

11'2" x 16'8" (3.40m x 5.08m)

With a solid fuel burner set in chimney breast, laminated wood floor, radiator.

Dining Kitchen

9'8" x 16'8" (2.95m x 5.08m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, electric oven and hob, plumbing for auto washer, upvc French doors to conservatory.

Conservatory

9' x 13'9" (2.74m x 4.19m)

With radiator and upvc French doors to rear garden.

First Floor Landing

Bedroom One

12'1" x 9'8" (3.68m x 2.95m)

With radiator.

Bedroom Three

7' x 6'3" (2.13m x 1.91m)

With radiator.

Bedroom Two

10'8 x 9'9 (3.25m x 2.97m)

With radiator.

Bathroom

Modern three piece suite, tiled walls and heated towel rail.

Loft

Accessed via a pull down ladder.

Exterior

To the outside there is garden and parking to the front, a much larger enclosed garden with patio to the rear, together with single garage.





Directions

From our office in Idle village proceed straight ahead at the roundabout and continue to the top of the High Street, here take the right into Town Lane, proceed all the way to the junction at Thackley Corner taking the left into Leeds Road, take the right into Cyprus Drive, left onto Cyprus Avenue and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C

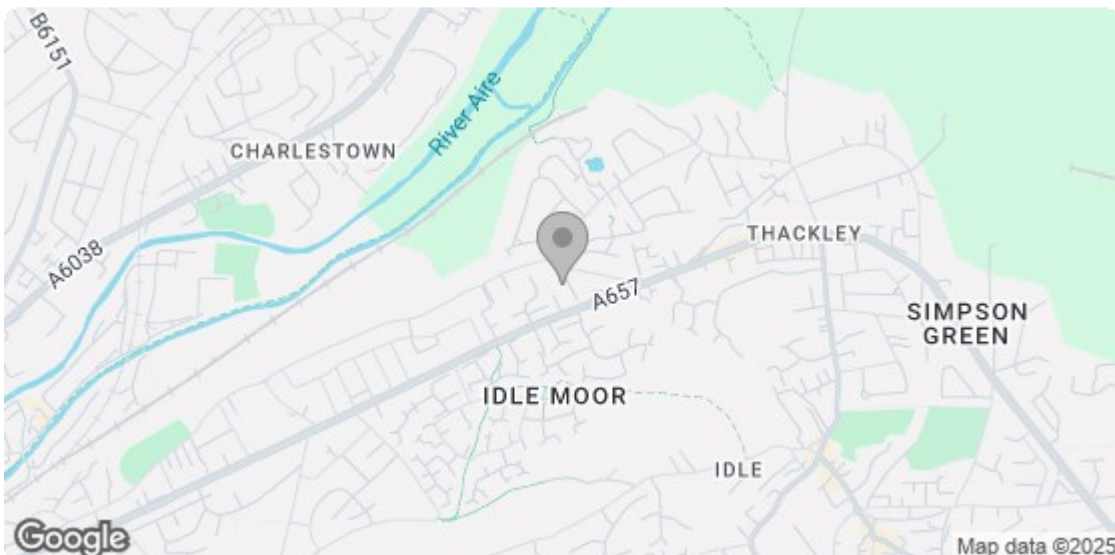


Cyprus Avenue, BD10

Approximate Gross Internal Area = 89.3 sq m / 961 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1152131)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(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 ₂) 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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