



**Harehill Road, Thackley,**

**£340,000**

- \*\* EXTENDED DETACHED \*\* FOUR BEDROOMS \*\* MODERN FITTED KITCHEN \*\*
- \*\* CLOSE TO HIGHLY REGARDED FIRST & SECONDARY SCHOOLS \*\* LANDSCAPED GARDENS \*\*
- \*\* INTEGRAL GARAGE \*\* SOUGHT AFTER LOCATION \*\* UTILITY/CLOAKROOM \*\*
- \*\* VIEWING HIGHLY RECOMMENDED \*\*

Beautifully presented throughout and offering fantastic family sized accommodation is this delightful four bedroom extended detached house. Benefits both gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted kitchen, separate dining, sitting room, cloakroom/utility and integral garage. On the first floor are four bedrooms (master with ensuite shower room) plus a modern white house bathroom. Outside there is parking to the front and a large enclosed landscaped garden to the rear.



## Entrance

## Lounge

12'3" x 15'4" (3.73m" x 4.67m")

With laminated wood floor and radiator.

## Kitchen

10'6" x 13'4" (3.20m" x 4.06m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, microwave, integrated fridge, freezer, quartz work surfaces.

## Dining/Sitting Room

15'6" x 7'8" (4.72m" x 2.34m" )

With laminated wood floor, upvc French doors to rear garden, radiator.

## Utility/WC

With low suite wc, wash basin, plumbing for auto washer.

## First Floor Landing

## Bedroom One

12'4" x 7'8" (3.76m" x 2.34m")

With radiator. En-Suite shower room;

## En Suite Shower Room

Three piece modern white suite, radiator.

## Bedroom Two

14'6" x 9'3" (4.42m" x 2.82m")

With radiator.

## Bedroom Three

11'2" x 9'2" (3.40m" x 2.79m")

With radiator.

## Bedroom Four

9'6" x 5'8" (2.90m" x 1.73m")

With radiator.

## Bathroom

Three piece modern white suite.

## Exterior

To the outside there is a garden with parking to the front, together with an enclosed landscaped garden to the rear with lawn and patio.

## Directions

From our office in Idle village proceed straight ahead at the roundabout onto the High Street and continue to the top, here take the right onto Town Lane, take the right onto Harehill Road and follow the road round where the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

D



**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 environmentally friendly - lower CO <sub>2</sub> 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	
(15-38)	F		(15-38)	F	
(1-14)	G		(1-14)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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