



Cyprus Avenue, Thackley

- 3 Bedrooms
- Popular Location
- Good Size Garden

- Close to Well Regarded Schools
- Driveway and Garage
- NO CHAIN

Price £269,000

Tenure: Freehold

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Cyprus Avenue, Thackley

DESCRIPTION

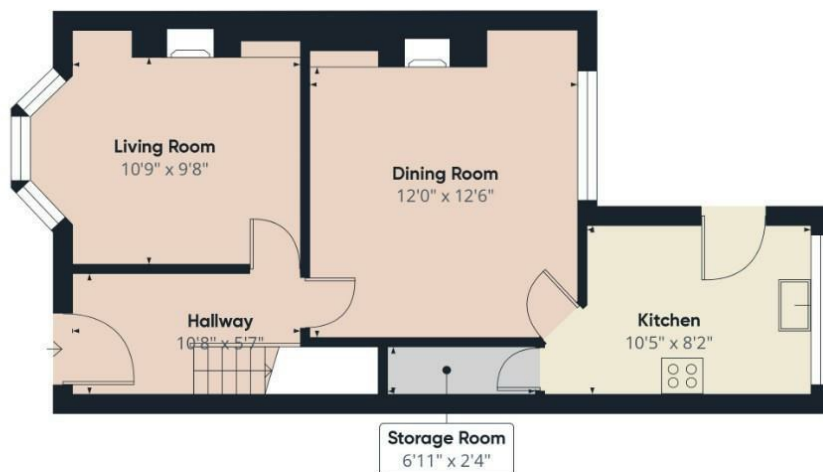
OFFERED WITH NO CHAIN

This charming three-bedroom established semi-detached home is located in the sought-after area of Thackley, close to well-regarded schools including Thackley Primary, Idle C of E Primary, and Immanuel College Secondary School, making it an ideal choice for families. Thackley offers a vibrant community atmosphere with a variety of shops, bars, and restaurants catering to everyday needs and providing excellent options for evening socializing.

The property boasts a driveway and garage, providing convenient parking, as well as a generously sized rear garden, perfect for outdoor relaxation and entertaining. Inside, the ground floor comprises a welcoming hallway, lounge, separate dining room, and a modern kitchen. Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a family bathroom.

This delightful home simply must be viewed to be fully appreciated.





Floor 0



Floor 1

Approximate total area⁽¹⁾
848.74 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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		
(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		
		80			
	62				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
					

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

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