



## The Mistal, Thackley

- Popular Cote Farm Development
- Good Size Dining Kitchen
- Superbly Presented

- 3 Bedrooms
- Through Lounge
- Close to Well Regarded Schools

**Price £250,000**

**Tenure: Freehold**

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# The Mistal, Thackley

## DESCRIPTION

Nestled within the sought-after Cote Farm development, this three-bedroom mid town house offers modern living close to ever popular schools including Idle CofE Primary, Thackley Primary and Immanuel Secondary. This inviting property features an entrance vestibule leading to a spacious through lounge, a kitchen with a dining area, and a convenient downstairs WC. Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, including a master bedroom with an en-suite and built-in wardrobes, as well as a house bathroom with WC. Externally, the property boasts a front garden, a driveway for off-street parking, and a private, enclosed rear garden, creating an ideal home for modern living.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
863.83 ft<sup>2</sup>  
Reduced headroom  
1.77 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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.

GIRAFFE360

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<i>Very energy efficient - lower running costs</i>		<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>	
(92 plus) <b>A</b>	<b>88</b>	(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
<i>Not energy efficient - higher running costs</i>		<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>	
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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