



Tinkler Stile, Thackley

- 3 Bedrooms
- Driveway and Garage
- Cul-de-Sac Position
- End Town House
- Enclosed Rear Garden
- Viewing Advised

Price £230,000

Tenure: Freehold

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Tinkler Stile, Thackley

DESCRIPTION

This modern end town house is situated in the highly sought-after Cote Farm Development, nestled in a quiet cul-de-sac position. The property boasts three well-proportioned bedrooms, including a master bedroom with an en-suite for added convenience.

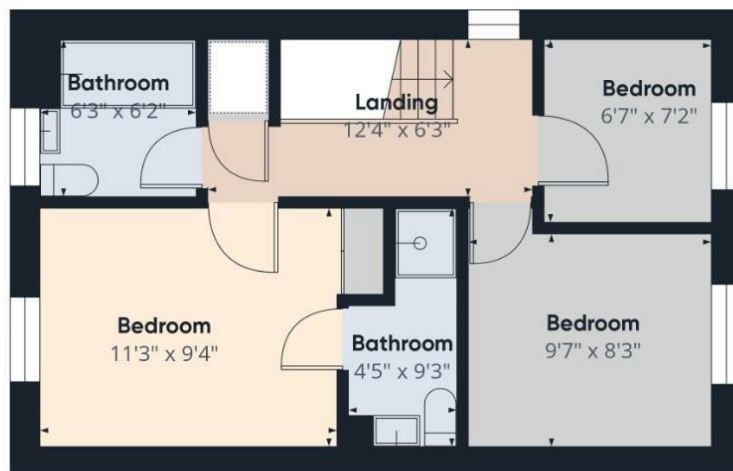
A key highlight of this home is the enclosed garden, providing a safe and private outdoor space, perfect for relaxation or entertaining. The property also benefits from a private driveway and a single garage, ensuring ample parking and storage solutions.

With an EPC rating of C and falling under council tax band C, this home is both energy-efficient and cost-effective. Its location is ideal for families and professionals alike, offering easy access to local schools and excellent transport links. Bus routes along Leeds Road are within walking distance, while Shipley train station is just a short drive away, making commuting effortless.





Floor 0



Floor 1

Approximate total area⁽¹⁾
754.21 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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	
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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