



## The Mistal, Thackley

- 2 Bedrooms
- Good Size Garden
- Cote Farm Development
- Beautifully Presented
- Driveway
- Popular Location

**Price £220,000**

**Tenure: Freehold**

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# The Mistal, Thackley

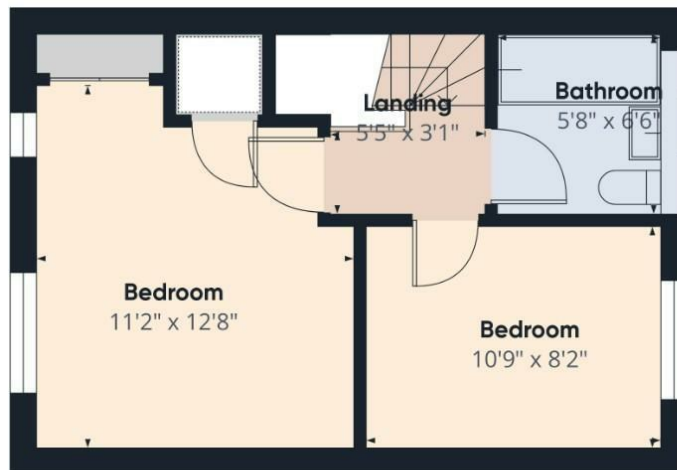
## DESCRIPTION

This beautifully presented two-bedroom home is situated in a sought-after cul-de-sac location, offering a peaceful setting while remaining conveniently close to local amenities and transport links. The property features a well-maintained garden, perfect for relaxing or entertaining, as well as a private driveway providing off-road parking. Internally, the accommodation comprises a welcoming lounge, a spacious dining kitchen, and a convenient downstairs W/C. The first-floor landing leads to two well-proportioned bedrooms and a modern house bathroom. Ideally positioned for commuters, the home is within easy reach of Shipley and Apperley Bridge train stations and just a 20-minute drive from Leeds Bradford Airport. Families will appreciate the proximity to well-regarded schools, including Thackley Primary, Idle C of E, and Immanuel College Secondary, making this an excellent choice for those seeking a comfortable and convenient home.





Floor 0



Floor 1

Approximate total area<sup>18</sup>  
613.21 ft<sup>2</sup>

(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.

GIRAFFE360

Council Tax: B

## 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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>72</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>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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.

7-9 Briggate, Shipley, BD17 7BP

Tel: 01274 594040 Email:

shipley@hunters.com <https://www.hunters.com>



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