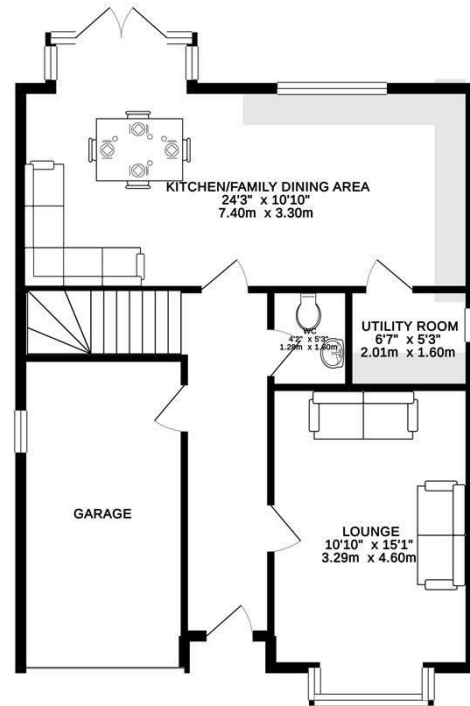
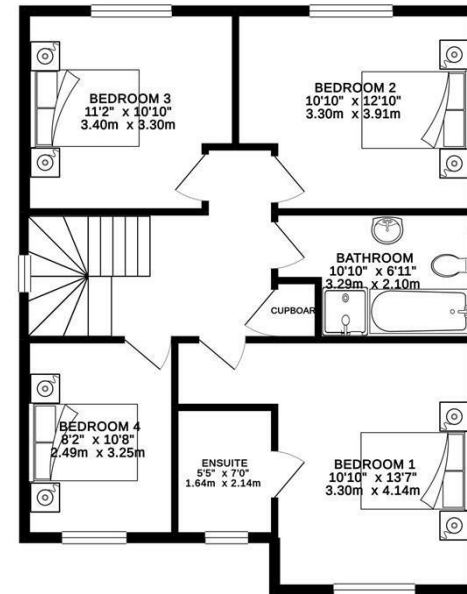


# HARDISTY AND CO

GROUND FLOOR 780 sq. ft.  
(72.4 sq. m.)



1ST FLOOR 718 sq. ft.  
(66.7 sq. m.)



TOTAL FLOOR AREA: 1498 sq. ft. (139.2 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2019

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

#### Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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# HARDISTY AND CO



Thackley Grange  
Thackley

£365,000

4 BEDROOM HOUSE - DETACHED

hardistyandco.com



INTRODUCTION

**\*\*BUY EARLY - YOUR CHOICE OF FINISH & FITTINGS (FURTHER OFFERS AVAILABLE)!!!!** Plot 6 - 'The Burnsall' - a spacious, modern and stylish four bedroom, stone detached family home sited on this private cul de sac, part of a new development of fourteen four and five bedroom, detached properties. Offering high specification finish throughout, built with care by an established local building company and offering gardens to the front and rear (a blank canvas to alter as you please), a driveway providing off street parking for two cars and an integral garage. Comprises, to the ground floor, a lovely entrance hall, large, bay fronted lounge, fabulous open living/dining kitchen with ample space for sofa and dining table and chairs. There's access out to the rear garden and pleasant outlook too - perfect for keeping an eye on the children whilst out playing or for entertaining family and friends! The kitchen offers a superb, quality, stylish finish with a high gloss fitted kitchen, modern worksurfaces and flooring, numerous integrated appliances, inset spotlighting and neutral decor theme. An essential utility, guest WC and integral garage complete the ground floor. Upstairs are the four bedrooms, three of which are double rooms along with a good size fourth bedroom or maybe a study or nursery! The Master bedroom is a great size and has luxury ensuite shower room with large walk in shower. The house bathroom is also top spec., with large free standing bath, separate shower cubicle, basin set into vanity unit and WC. A fantastic family home in this central Thackley location, a short walk to amenities and schools and with excellent transport links - easy access to both Leeds and Bradford centres! Book your viewing now! Further reservations available for spring next year, call now to book your slot! 70% of the development is now sold. SHOW HOME OPEN SATURDAYS 1PM-3PM or by appointment anytime.

THE DEVELOPMENT

THACKLEY GRANGE is a exclusive private development of just 14 detached homes situated in this very convenient residential area just off Leeds Road. Thackley and is well placed for the excellent local amenities including a wide range of shops/stores, With an Ofsted awarded 'Outstanding' primary school less than 50 yards away and a further 'Good' rated 150 yards away. A further 'Good' awarded Secondary school is a short walk away. Excellent transport links into Leeds and Bradford City Centres.

HOW TO FIND THE PROPERTY

From our office at New Road Side Horsforth (A65) proceed up to the Horsforth roundabout and turn left into The Ring Road (A6120). At the next roundabout (the Rodley Roundabout) turn right into Rodley Lane. Continue on this road for 3.2 miles crossing over the Harrogate Road Junction at Greengates until you Town Lane in Thackley. Turn left on to Town Lane and after 1 tenth of mile the development can be found on your right. Enter via Booth Royd Drive. Post Code - BD10 8LW.

ACCOMMODATION

GROUND FLOOR

Composite entrance door to ...

ENTRANCE HALL

A lovely, modern first impression with timber and glazed balustrade staircase up to the first floor and doors to ...



10'10" x 15'1"

A spacious bay fronted reception room with pleasant outlook to the front.

KITCHEN/FAMILY DINING AREA



24'3" x 10'10"

Wow!! Spanning the full width of the house with access out to the rear garden and pleasant outlook too!! A lovely, light and airy family space with defined areas so ample space for sofa, dining table and chairs and with a high gloss fitted kitchen, modern worksurfaces and flooring and fully integrated appliances along with a stainless steel sink and side drainer with mixer tap and inset spotlighting.

UTILITY

6'7" x 5'3"

A must for a busy family home, just off the kitchen with fitted units, worksurfaces, stainless steel sink, drainer and mixer tap and with plumbing for a washing machine. Window to the side elevation.

GUEST WC

4'2" x 5'3"

With modern, contemporary white two piece suite - WC and basin set into vanity unit with mixer tap.





LUXURIOUS HOUSE BATHROOM



10'10" x 6'11"  
Modern and contemporary, modern and stylish with four piece suite including a free standing bath with mixer tap and shower attachment, separate walk in shower with thermostatic shower controls, WC and basin set into vanity unit. Vanity mirror, chrome heated towel rail and large splashback tiling to wet areas. Window to the side elevation.

OUTSIDE



The property is set back from the road and has off street parking for two cars to the front. There are lawned gardens to the front and rear elevations - blank canvas so up to you!

**BROCHURE DETAILS**  
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

**MORTGAGE SERVICES**  
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

**SPECIFICATION**  
Kitchens  
Contemporary high quality fitted kitchen in a choice of styles (if purchased early)  
Choice of complementary, quality, laminate worktops with upstand (if purchased early)  
Glass Splashbacks  
Integrated NEFF double oven (where layout permits)  
Integrated NEFF glass hob  
Integrated NEFF microwave oven (where layout permits)  
Integrated dishwasher  
Integrated fridge freezer (where layout permits)

Stainless Steel sink and monobloc tap  
Choice of quality floor coverings (if purchased early)

Utility room (where included in layout)  
Choice of units and worktops as per kitchen (if purchased early)  
Plumbing for washing machine and sink  
Space for dryer  
Stainless steel single bowl sink and monobloc tap

Bathrooms and cloakrooms  
Contemporary sanitaryware and polished chrom fittings  
Choice of wall tiles (if purchased early)  
Choice of quality floor coverings (if purchased early)  
Fully tiled walls to shower, bath and half tiling to wet areas  
Splash back to cloakroom  
Chrome heated towel rails to bathrooms and en suites  
Shaver socket

Loft Space  
Boarded storage loft with access through large hatch by retractable pull down ladder  
Light fitting

Interior finishes  
White painted walls and ceilings throughout  
Woodwork painted satin white  
Moulded skirtings and architraves  
Smooth finish ceilings  
Quality doors with designer handles

Electrical  
LED downlights to kitchen, bathroom and en suites  
Brushed steel switches and sockets to kitchen  
USB charging outlet to Kitchen, Living room and master Bedroom  
TV socket to lounge and master bedroom  
LED external lighting to front and back doors  
Power and lighting to integral garages  
Intruder alarm  
Mains operated smoke detectors with battery back up

Heating  
Highly efficient gas central heating throughout  
Thermostatically controlled radiators  
Digital programmable heating controller  
Zoned for separate heating of ground and first floor

Exterior  
Double Glazed PVCu windows  
Double Glazed PVCu French doors to patio  
Composite front door  
Multi-point locking system to external doors  
PVCu fascias and soffits  
Up and over steel garage door  
Outside cold tap  
EV charging point  
Doorbell and house number

Landscaping  
Turf to back and front gardens  
Planting and paving to front garden  
6ft fencing between ear gardens  
Patio

General  
10 year housebuilders warranty  
Part exchange available  
Help to Buy registered  
Easy Move scheme  
5% Deposit possible

**HELP TO BUY SCHEME**  
Help to Buy scheme with a 5% saved deposit required to take out an equity loan from the Government for up to 20% of the purchase price and enjoy lower monthly mortgage payments. (Interested parties must satisfy themselves in this regard).





INTEGRAL GARAGE



Accessed from the entrance hall with window to the side elevation - use for the car or providing useful storage too for bikes, garden furniture, etc.

FIRST FLOOR

LANDING

Window to the side elevation, access to the loft via a hatch and doors to ...

BEDROOM ONE

10'102 x 13'7"  
A great size double bedroom at the front of the house with large bay window so lovely and light too! Door to ...

LUXURY ENSUITE SHOWER ROOM



5'5" x 7'0"  
Comprising large walk in shower, thermostatic shower controls, basin set into vanity unit, vanity mirror and WC. Modern, large tiling to wet areas with neutral decor to remainder. Chrome heated towel rail and window to the front elevation.

BEDROOM TWO

10'10" x 12'10"  
A good size double bedroom at the rear of the house with pleasant aspect over the garden.

BEDROOM THREE



11'2" x 10'10"  
A further comfortable double to the rear with bay window - lovely and light!

BEDROOM FOUR



8'2" x 10'8"  
A comfortable single or maybe a home office or nursery - great size fourth bedroom at the front of the house!

