



**£329,500**

PLOT 14. THE PATELEY: FOUR BEDROOM DETACHED,  
Amount to be mortgaged after Help to Buy and 5% deposit: £247,125 (75% mortgage)  
Estimated completion date: August.

#### THACKLEY GRANGE

An exclusive private road development of just fourteen 4 & 5 bedroom homes comprising of 5 different house types. Built to the highest standards of construction with care and consideration by established local building company, these homes combine elegant style together with high specification, energy efficiency and contemporary design.

Thackley Grange is situated in a prime location around four miles from Bradford and nine miles from Leeds. Within a hundred yards there are two highly regarded Primary schools and within a quarter of a mile is Immanuel College, a high achieving secondary school.

Internal floor area (excluding garage): 112 sq m / 1204 sq ft  
Part exchange and help to buy will be available.  
See 'More info' section for full brochure.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		