



## Pellon Terrace, Thackley,

£210,000

\* STONE TERRACE \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* FAR REACHING VIEWS \*  
\* MODERN FITTED KITCHEN & BATHROOM \* POPULAR LOCATION \* PATIO GARDEN \*

This substantial four bedroom stone built through terrace offers fantastic accommodation for the growing family. Situated on the Idle/Thackley border and close to highly regarded first and secondary schools.

The property has panoramic views to the front and benefits from both gas central heating and upvc double glazing.

The accommodation is set over four floors and briefly comprises reception hall, lounge, dining/sitting room, separate modern kitchen, useful basement cellar, two first floor bedrooms and a modern house bathroom with white suite. On the second floor two further attic bedrooms.

To the outside there is a small garden to the front and enclosed patio garden to the rear.





### Reception Hall

With oak flooring and radiator.

### Lounge

14'6" x 10'7" (4.42 x 3.23)

Having a bay window to the front, exposed polished wood floorboards, coal effect gas fire with limestone feature fireplace surround and radiator.

### Dining Room

14'4" x 12'0" (4.37 x 3.66)

With a coal effect gas fire in limestone feature fireplace surround, oak wood flooring and radiator.

### Kitchen

6'6" x 8'11" (1.98 x 2.72)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit., stainless steel oven and hob, plumbing for auto washer.

### First Floor

#### Bedroom One

12'0" x 14'6" (3.66 x 4.42)

With laminate wood flooring and radiator.

#### Bedroom Two

9'5" x 9'1" (2.87 x 2.77)

With radiator.

### Bathroom

Modern white three piece suite comprising bath with electric shower over, low suite wc, wash basin and radiator.

### Second Floor

#### Bedroom Three

13'2" narrowing to 9'9" x 9'0" (4.01 narrowing to 2.97 x 2.74)

With velux skylight and radiator

#### Bedroom Four

13'2" narrowing to 6'10" x 9'5" (4.01 narrowing to 2.08 x 2.87)

Velux skylight and radiator.

### Exterior

To the outside there is a small garden to the front and an enclosed patio garden to the rear.

### Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street proceed all the way to the top taking the right into Town Lane, continue taking the first right into Harper Avenue and continue taking the left at the bottom into Pellon Terrace where the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential	Score	Current	Potential	Score
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A	(81-91) B	79	(92 plus) A	(81-91) B	
(81-91) B	(70-80) C		(81-91) B	(70-80) C	
(70-80) C	(55-69) D	47	(69-80) C	(55-69) D	
(55-69) D	(39-54) E		(55-69) D	(39-54) E	
(39-54) E	(15-38) F		(39-54) E	(15-38) F	
(15-38) F	(1-14) G		(15-38) F	(1-14) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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