



Rush Croft, Cote Farm, Thackley,

£300,000

* DETACHED HOUSE * THREE BEDROOMS * LONG DINING KITCHEN * GOOD SIZED PLOT *
* DETACHED GARAGE * CUL-DE-SAC SETTING * EN-SUITE WET ROOM * AMPLE PARKING *
Available with NO ONWARD CHAIN and occupying a delightful cul-de-sac location adjoining open fields, on the ever popular Cote Farm development, is this charming three bedroom detached house. The family sized property benefits from gas central heating, upvc double glazing and alarm system. Reception hall, lounge, cloakroom/wc, fitted dining kitchen, three first floor bedrooms - master bedroom having en-suite wet room, together with a house bathroom. To the outside there are good sized level gardens with a driveway leading to a detached garage.



Reception Hall

With radiator and store cupboard.

Cloakroom/WC

With low suite wc, hand basin and radiator.

Lounge

13'2" x 12'5" (4.01m x 3.78m)

Modern coal effect electric fire in feature fireplace surround, radiator.

Dining Kitchen

22'3" x 9'10" (6.78m x 3.00m)

Having a range of white wall and base units incorporating laminated sink unit, plumbing for auto washer, plumbing for dishwasher, radiator.

First Floor Landing

With radiator.

Bedroom One

11'8" x 10'6" (3.56m x 3.20m)

With fitted wardrobes and dresser, radiator. En-suite wet room;

En Suite Wet Room

Modern three piece suite comprising shower, low suite wc, vanity sink unit.

Bedroom Two

10'2" x 7'8" (3.10m x 2.34m)

With built in cupboards, radiator.

Bedroom Three

9' x 7'6" (2.74m x 2.29m)

With radiator.

Bathroom

Three piece white suite, part tiled walls and radiator.

Exterior

To the outside there is a garden to the front, driveway to the side leading to a detached garage, together with a good sized enclosed lawned and patio garden to the rear.

Council Tax

D

Directions

From our office in Idle village continue straight ahead at the roundabout at the bottom of the High Street and proceed to the junction at the top taking the right into Town Lane, proceed all the way down to Thackley corner taking the left here into Leeds Road, proceed through Thackley village and shortly after take the left into the Cote Farm development into Cote Farm Lane, left onto Stead Hill Way, turn right onto Whinney Brow, first left onto Rush Croft and the property will be seen displayed via our For Sale board.



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	
(15-38) F		(15-38) F	
(1-14) G		(1-14) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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