



West Cote Drive, Cote Farm, Thackley

£350,000

- * MODERN DETACHED * FOUR BEDROOMS * CONSERVATORY * INTEGRAL GARAGE *
- * SOUGHT AFTER LOCATION * FAMILY SIZED * MODERN DINING KITCHEN * LANDSCAPED GARDEN *
- * EN-SUITE SHOWER ROOM * SHORT DRIVE TO SHIPLEY & APPERLEY BRIDGE TRAIN STATIONS *

Occupying a sought after cul-de-sac location, is this delightful four bedroom detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The well presented accommodation briefly comprises reception hall, lounge, lovely modern fitted dining kitchen, conservatory, utility, cloakroom/wc, four first floor bedrooms - master bedroom having an en-suite shower room, plus a modern house bathroom.

To the outside there are gardens, parking and an integral garage.





Reception Hall

Lounge

16' x 10'3" (4.88m x 3.12m)
With laminated wood floor

Dining Kitchen

17'5" x 9'9" (5.31m x 2.97m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integral fridge, freezer, oven, hob, wine cooler.

Utility

5'2" x 5' (1.57m x 1.52m)

With stainless steel sink unit and plumbing for washer.

Cloakroom/WC

With low suite wc, vanity sink unit.

Conservatory

9'5" x 9'2" (2.87m x 2.79m)

With upvc French doors.

First Floor

Bedroom One

14'10" x 10'6" (4.52m x 3.20m)

With built in wardrobes, radiator. En-Suite shower room;

En Suite Shower Room

Comprising shower cubicle, low suite wc, vanity sink unit, part tiled walls and radiator.

Bedroom Two

11'1" x 8'6" (3.38m x 2.59m)

With radiator.

Bedroom Three

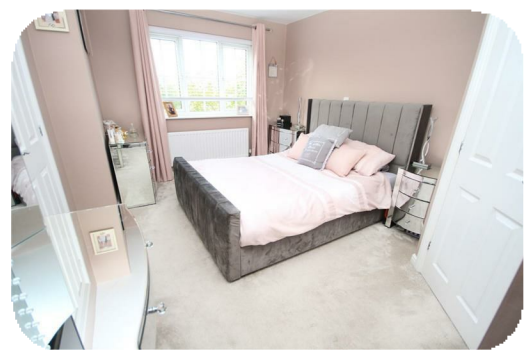
10'7" x 8'1" (3.23m x 2.46m)

With fitted wardrobes and radiator.

Bedroom Four

8'1" x 6'1" (2.46m x 1.85m)

With radiator.





Bathroom

Three piece modern white suite, part tiled walls and radiator.



Exterior

To the outside there is parking to the front leading to an integral garage, together with an enclosed landscaped garden to the rear.

Directions

From our office in Idle village proceed to the roundabout at the bottom of the High Street and proceed straight ahead up the High Street, at the top take the right into Town Lane and continue towards Thackley, upon reaching the junction at Thackley Corner take the left into Leeds Road and proceed through Thackley village, shortly after take the left into the Cote Farm development into Cote Farm Lane, take the left into Stead Hill Way, first left into West Cote Drive, and the property will be seen at bottom of cul-de-sac on the left hand side displayed via our For Sale board.

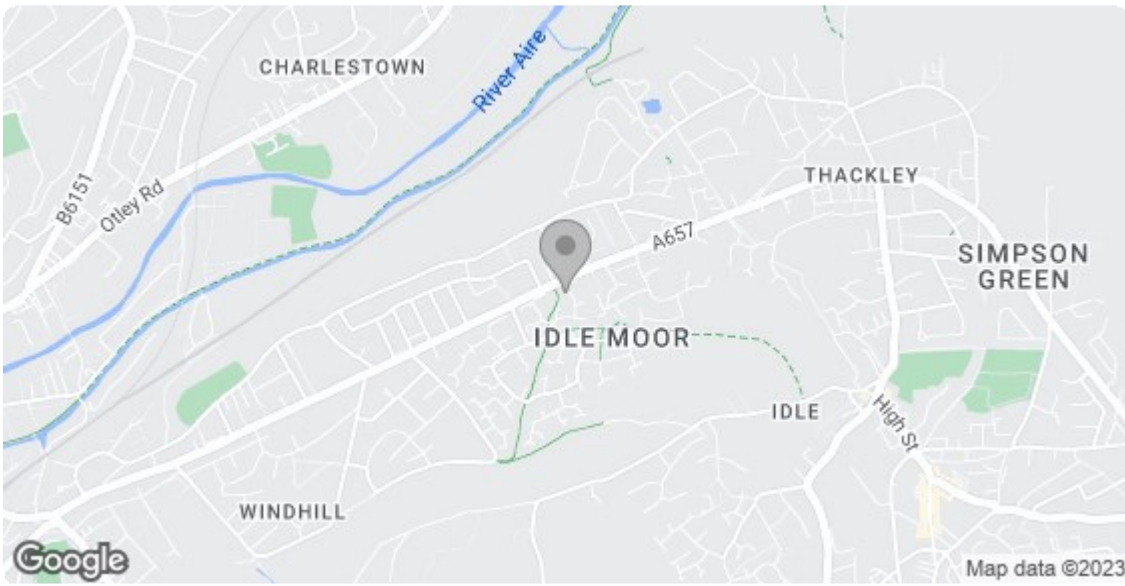
TENURE

FREEHOLD

Council Tax Band

D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

