



Hew Royd, Cote Farm, Thackley,

£175,000

- * TOWN HOUSE * TWO BEDROOMS * SOUGHT AFTER LOCATION * REAR VIEWS *
- * MODERN BATHROOM * CUL-DE-SAC SETTING * LANDSCAPED GARDENS *

Occupying a desirable cul-de-sac setting with rear views, is this delightful two bedroom modern town house.

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

The manageable accommodation briefly comprises entrance, lounge, dining kitchen, two first floor bedrooms and a modern house bathroom.

To the outside there are landscaped gardens and allocated parking.



Entrance

Lounge

15'3" x 12'5" (4.65m x 3.78m)
With radiator and store cupboard.

Dining Kitchen

8'1" x 6'2" plus 5'9" x 8'1" (2.46m x 1.88m plus 1.75m x 2.46m)
With radiator, upvc French doors to rear garden, wall and base units incorporating stainless steel sink unit, electric cooker, plumbing for auto washer.

First Floor Landing

Bedroom One

10'5" x 8'1" (3.18m x 2.46m)
With fitted wardrobes and radiator.

Bedroom Two

12'4" x 7'9" (3.76m x 2.36m)
With radiator.

Bathroom

Three piece modern white suite, tiled walls and radiator.

Exterior

To the outside there are landscaped gardens to both front and rear and allocated parking.

Directions

From our office in Idle village continue straight ahead at the roundabout up The High Street, at the top take the right into Town Lane and continue until reaching the main junction at Thackley Corner, here take the left and proceed through the village, take the left into the Cote Farm development into Cote Farm Lane and take the right staying on Cote Farm Lane, proceed into Whinney Brow, and follow the road to the left and Hew Royd will be found 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	89	(92 plus) A	
(81-91) B	72	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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