



## Jowett Park Crescent, Thackley

**Reduced To £265,000**

- \* SEMI DETACHED \* THREE DOUBLE BEDROOMS \* TWO RECEPTION ROOMS \* CORNER PLOT \*
- \* MODERN KITCHEN & BATHROOM \* SOUGHT AFTER LOCATION \* FAMILY SIZED \*
- \* POTENTIAL TO EXTEND (subject to any relevant planning consents) \*

A fantastic opportunity for the growing family to purchase this delightful three bedroom semi detached house.

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

The accommodation briefly comprises entrance porch, lounge, dining room, modern fitted kitchen, downstairs bathroom, three double first floor bedrooms.

To the outside there are good sized gardens, driveway and garage.







## Entrance Porch

### Hall

With two store cupboards and radiator.

### Lounge

16'5" x 11' (5.00m x 3.35m)

With a coal effect gas fire in modern fireplace surround, radiator.

### Kitchen

12'4" x 8'10" (3.76m x 2.69m)

Modern wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, radiator.

### Dining Room

11' x 11'9" (3.35m x 3.58m)

With radiator and upvc French doors to rear garden.

### Bathroom

Modern three piece white suite, heated towel rail.

### Bedroom One

15'2" x 11' (4.62m x 3.35m)

With radiator.

### Bedroom Two

8'10" x 11'5" (2.69m x 3.48m)

With radiator.

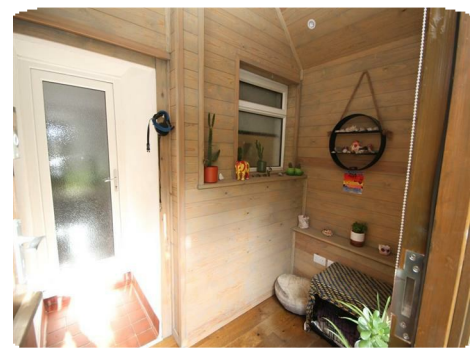
### Bedroom Three

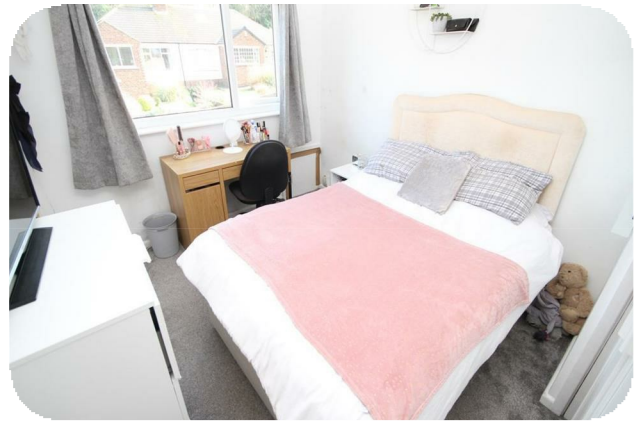
14' x 7'9" (4.27m x 2.36m)

With radiator.

### Exterior

To the outside there are gardens to three sides, driveway and garage. Potential to extend - subject to relevant planning consent.





### Directions

From our office in Idle village proceed straight ahead up The High Street, at the roundabout continue straight onto High St, turn right onto Town Ln, at Thackley corner continue straight onto Thackley Rd, turn left onto Windhill Old Rd, turn left onto Ballantyne Rd, left onto Jowett Park Cres and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax

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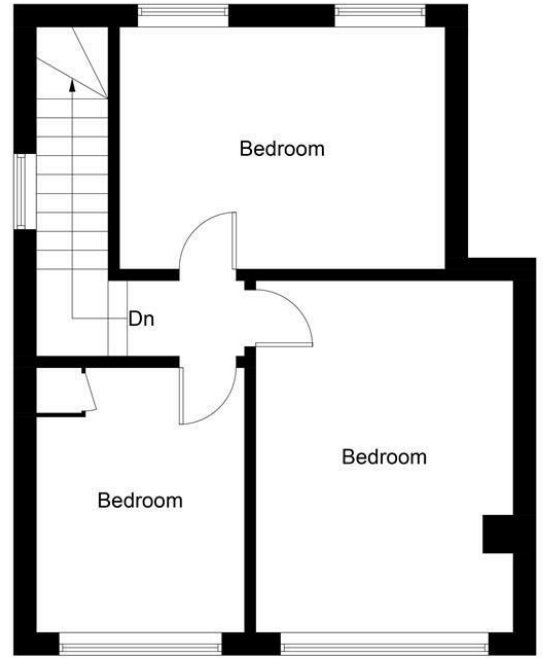


# Jowett Park Crescent, BD10

Approximate Gross Internal Area = 117.0 sq m / 1259 sq ft

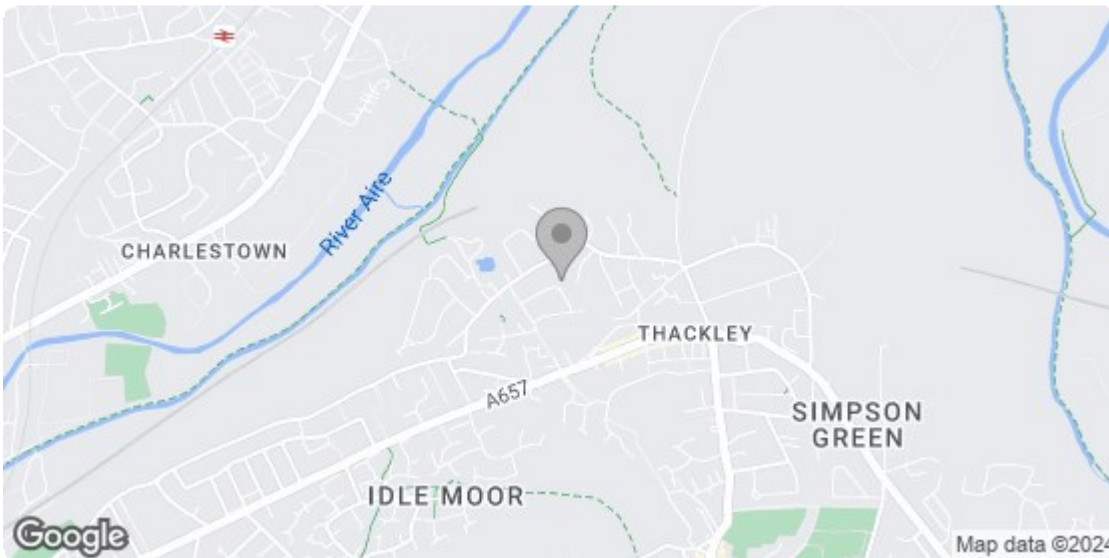


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069421)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating			

**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.

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