



## Buck Wood Hill, Thackley

£370,000

\* MODERN DETACHED \* FOUR BEDROOMS \* 18 MONTH OLD \* STUNNING DINING KITCHEN \*  
\* INTEGRAL GARAGE \* CONTEMPORARY DECOR \* TWO BATH/SHOWER ROOMS \* ENCLOSED GARDEN \*

A fantastic opportunity for the growing family to purchase this delightful four bedroom modern detached house. The 'ready to move into' accommodation benefits from gas central heating, upvc double glazing and alarm system.

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

To the outside there are gardens, driveway and garage.

Viewing is highly recommended.





## Entrance

## Cloakroom/WC

With low suite wc, hand basin, radiator.

## Lounge

15'8" x 11' (4.78m x 3.35m)

Modern feature fire and surround, radiator.

## Dining Kitchen

10'4" x 18'4" (3.15m x 5.59m)

Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, integrated fridge, freezer, dishwasher, oven, hob, breakfast bar, tiled floor, upvc French doors and store cupboard.

## Utility

5'2" x 7'2" (1.57m x 2.18m)

With plumbing for auto washer.

## First Floor Landing

### Bedroom One

12'3" x 13'5" (3.73m x 4.09m)

With modern fitted wardrobes, radiator, store cupboard. En Suite Shower Room;

### En Suite Shower Room

Comprising shower cubicle, low suite wc, pedestal wash basin, heated towel rail, tiled floor.

### Bedroom Two

12'3" x 9'3" (3.73m x 2.82m)

With radiator.

### Bedroom Three

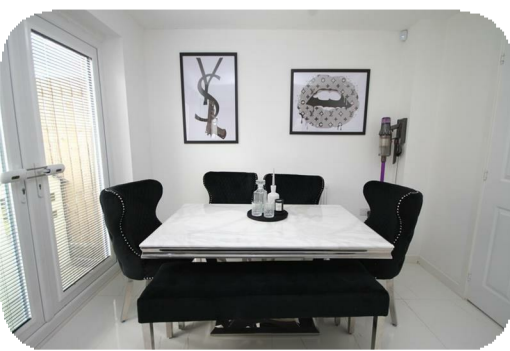
9'5" x 9'2" (2.87m x 2.79m)

With radiator.

### Bedroom Four

7'4" x 9'7" (2.24m x 2.92m)

With radiator.







### Bathroom

Modern three piece suite, part tiled walls and radiator.

### Exterior

To the outside there is a driveway for two cars leading to an integral garage, together with an enclosed garden to the rear.

### Directions

From our office in Idle village proceed up the High Street, turn right onto Town Lane, turn left at Thackley Corner onto Leeds Road, take the left onto the new Cote Development on Crooked Lane, right onto Buck Wood Hill.

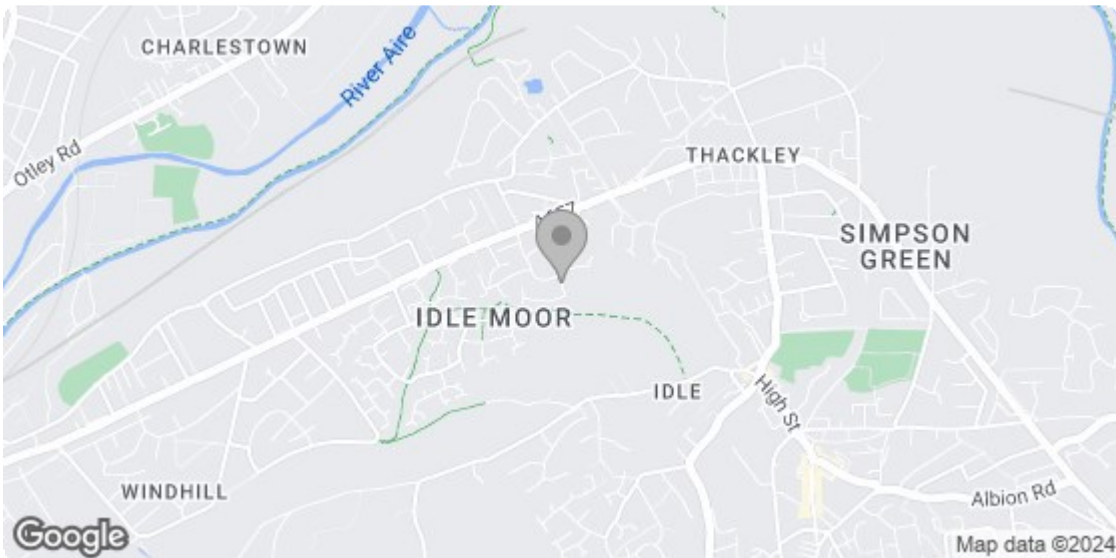
### TENURE

FREEHOLD

### Council Tax Band

E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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