



Near Crook, Thackley,

£320,000

*** MODERN DETACHED * THREE BEDROOMS * TWO BATH/SHOWER ROOMS * CUL-DE-SAC *
* MODERN DINING KITCHEN * GOOD SIZED GARDENS * GARAGE ***

Occupying the ever popular Cote Farm development, is this delightful three bedroom detached house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, cloakroom/wc, lounge, modern fitted dining kitchen, three first floor bedrooms - master bedroom having en-suite shower room, plus house bathroom.

To the outside there is a driveway leading to an integral garage and an enclosed garden to the rear.



Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin, heated towel rail.

Lounge

20'5" x 10'7" (6.22m x 3.23m)

With radiator, bay window, upvc double glazed French doors to rear garden.

Dining Kitchen

20'5" x 8'9" (6.22m x 2.67m)

Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, gas cooker, integrated dishwasher, part tiled walls and radiator.

First Floor Landing

With store cupboard.

Bathroom

Three piece white suite, part tiled walls and heated towel rail.

Bedroom One

11'4" x 10'1" (3.45m x 3.07m)

With radiator. En Suite Shower Room;

En Suite Shower Room

Three piece suite, part tiled walls and heated towel rail.

Bedroom Two

12'5" x 9' (3.78m x 2.74m)

With fitted wardrobes and radiator.

Bedroom Three

8'8" x 10'2" (2.64m x 3.10m)

With radiator.

Exterior

To the outside there is a garden to the front, drive to side leading to a single garage, together with a larger enclosed garden to the rear.

Directions

From our office in Idle village proceed up the High Street, turn right onto Town Lane, at the junction at Thackley Corner take the left onto Leeds Road, turn left onto Cote Farm Ln, turn right to stay on Cote Farm Ln, turn right onto Near Crook, right to stay on Near Crook and the property will be seen displayed via our For Sale board.

TENURE

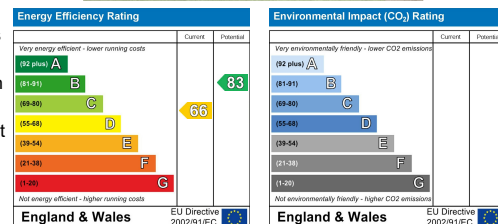
FREEHOLD

Council Tax Band

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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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