



Windhill Old Road, Thackley,

£189,950

*** CHARACTER STONE COTTAGE * TWO DOUBLE BEDROOMS * SOUTH-FACING GARDEN *
* SOUGHT AFTER LOCATION * NO CHAIN ***

Occupying a popular residential location, is this delightful two double bedroom stone built cottage.

Available with no onward chain and benefits from gas central heating, double glazing and alarm.

The accommodation briefly comprises entrance, lounge, fitted dining kitchen, basement cellar, two double first floor bedrooms and house bathroom with white suite.

To the outside there is a good sized are mature garden with lawn, together with a storage garage.



Entrance

Lounge

13'5" x 11'4" (4.09m x 3.45m)

With a coal effect gas fire.

Dining Kitchen

10'6" x 14'7" (3.20m x 4.45m)

Fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven, upvc patio doors to rear garden.

Cellar

First Floor Landing

Bedroom One

12'10" x 11'3" (3.91m x 3.43m)

With built in wardrobes and radiator.

Bedroom Two

11'2" x 9'3" (3.40m x 2.82m)

With radiator.

Bathroom

Three piece white suite, part tiled walls and radiator.

Exterior

To the outside there is a good sized are mature garden with lawn, together with a storage garage.

Directions

From our office in Idle village proceed straight up the High Street, at the top take the right onto Town Lane, proceed straight ahead at Thackley Corner traffic lights onto Thackley Road, proceed onto Windhill Old Road and the property will shortly 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	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-95) A		(92 plus) A	
(81-91) B		(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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 59
Environmental Impact (CO₂) Rating: 88

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