



Park Road, Thackley,

£320,000

* DETACHED COTTAGE * THREE BEDROOMS * THREE RECEPTION ROOMS * VIEWS *
* OVERLOOKING FIELDS * DESIREABLE LOCATION * CONSERVATORY * LONG REAR GARDEN *
Occupying one of the most sought after locations in Thackley, is this charming stone built detached cottage. The family sized property benefits from gas central heating, double glazing and briefly comprises entrance, lounge, sitting room, snug, fitted kitchen, conservatory, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are good sized gardens overlooking fields to the rear.



Entrance

Sitting Room/Snug

10'5" x 6'10" (3.18m x 2.08m)

With coats cupboard.

Dining/Sitting Room

12'8" x 11'10" (3.86m x 3.61m)

With a coal effect gas fire on a tiled hearth, radiator, exposed beams, French doors to conservatory.

Lounge

21'5" x 16'9" max narrowing to 14'10" (6.53m x 5.11m max narrowing to 4.52m)

With a stone Inglenook style fireplace and solid fuel fire, three radiators, store cupboard.

Conservatory

11'8" x 6' (3.56m x 1.83m)

With tiled floor.

Kitchen

14' max x 8'7" irregular shape (4.27m max x 2.62m irregular shape)

With wall, base and display units incorporating stainless steel sink unit, split level oven and hob, plumbing for auto washer, plumbing for dishwasher, part tiled walls.

First Floor Landing

Bedroom One

12'10" x 11'5" (3.91m x 3.48m)

With built in wardrobes, drawers and dresser, radiator.

Bedroom Two

10'6" x 5'7" (3.20m x 1.70m)

With radiator and built in store cupboard.

Bedroom Three

9'1" x 6'8" plus recess (2.77m x 2.03m plus recess)

With radiator.

Bathroom

Three piece modern white suite with over bath shower and screen, chrome heated towel rail, part tiled walls.

Exterior

To the outside there is a cottage style garden to the front, long flat garden to the rear with greenhouse and garden shed.

Directions

From our office in Idle village take the take the third exit onto New St, turn left onto Cross Rd, left onto Leeds Rd/A657, right onto Park Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

E



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	
[G2 plus] A		[G2 plus] A	
[B1-B3] B		[B1-B3] B	
[C4-C6] C		[C4-C6] C	
[D7-D8] D		[D7-D8] D	
[E9-E10] E		[E9-E10] E	
[F11-F12] F		[F11-F12] F	
[G13] G		[G13] 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

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