



Park Road, Thackley,

£215,000

**** SEMI DETACHED ** TWO BEDROOMS ** SOUGHT AFTER LOCATION **
** ADJOINS OPEN FIELDS ** PANORAMIC VIEWS ** GARDENS & PARKING ****

Occupying one of the most popular positions in Thackley and adjoining open fields with views across the valley, is this two bedroom mature semi detached house.

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

Very well presented with a beech-wood effect dining kitchen and a modern white house bathroom.

Lawned garden with off-road parking to the front, enclosed patio garden to the rear.



Entrance Hall

Radiator.

Lounge

13'9" x 12'6" (4.19m" x 3.81m")

Solid fuel burner set in chimney breast.

Dining Kitchen

15'8" x 9'4" (4.78m" x 2.84m")

With gas fire in feature fireplace, radiator.

First Floor Landing

Bedroom One

16'0" max x 11'8" (4.88m max x 3.56m)

Laminate wood floor and radiator.

Bedroom Two

11'9" x 8'7" (3.58m" x 2.62m")

Radiator.

Bathroom

Modern house bathroom with white three piece suite comprising panelled bath, low flush wc, vanity sink unit, part tiled walls and radiator.

Exterior

Off road parking to the front with a lawned garden and enclosed patio garden with outhouse to the rear.

Directions

From our office in Idle village take the right onto New Street, take the left onto Cross Road, at the end take the left onto Leeds Road, turn right onto Park Road and the property will shortly be seen displayed via our For Sale board.

Council Tax Band

C

Tenure

FREEHOLD.



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	
[C1-C3] C		[C1-C3] C	
[D1-D3] D		[D1-D3] D	
[E1-E3] E		[E1-E3] E	
[F1-F3] F		[F1-F3] F	
[G1-G3] G		[G1-G3] 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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