



**West Cote Drive, Cote Farm, Thackley,**

**£204,995**

\* MODERN END TOWN HOUSE \* THREE BEDROOMS \* POPULAR CUL-DE-SAC \*  
\* CONSERVATORY \* GARDENS \* PARKING \*

Occupying the ever popular Cote Farm development, is this delightful three bedroom end town house.

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

The manageable property briefly comprises entrance hall, cloakroom/wc, lounge, dining room, kitchen, conservatory, three first floor bedrooms and house bathroom.

To the outside there are well maintained gardens and parking.



## Reception Hall

## Lounge

15'10" x 11'8" (4.83m x 3.56m)

With a pebble effect electric fire in feature fireplace surround, two radiators, store cupboard.

## Kitchen

7'6" x 6' (2.29m x 1.83m)

White oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls.

## Conservatory

8'3" x 7'11" (2.51m x 2.41m)

With laminated wood floor and access to rear garden.

## Cloakroom/WC

With low suite wc, wash basin, radiator.

## Dining Room

8'4" x 7'6" (2.54m x 2.29m )

With radiator and patio doors to conservatory.

## First Floor Landing

## Bedroom One

10'2" x 8'4" (3.10m x 2.54m)

With built in wardrobes and radiator.

## Bedroom Two

11'4" x 8'6" (3.45m x 2.59m)

With radiator.

## Bedroom Three

7'5" x 6'2" (2.26m x 1.88m)

With radiator.

## Bathroom

Three piece white suite, part tiled walls and radiator.

## Exterior

To the outside there is allocated parking and landscaped gardens to both front and rear.

## Directions

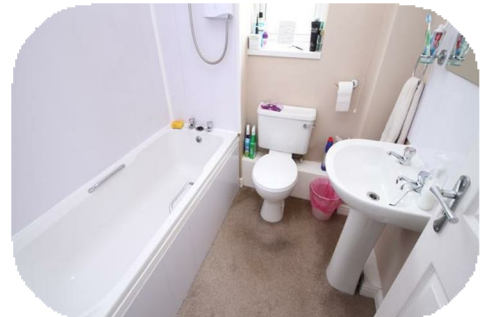
From our office in Idle village proceed straight ahead at the roundabout and proceed up the High Street, at the top take the right onto Town Lane, continue to the junction at Thackley Corner taking the left onto Leeds Road, proceed through Thackley village and take the left onto the Cote Farm Development/Cote Farm Ln, turn left onto Stead Hill Way, left onto W Cote Dr and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C



**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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	87	(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	58	(55-68) D	
(39-54) E		(39-54) E	
(13-38) F		(13-38) F	
(1-12) G		(1-12) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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