



**Thackeray Road, Ravenscliffe,**

**Reduced To £122,500**

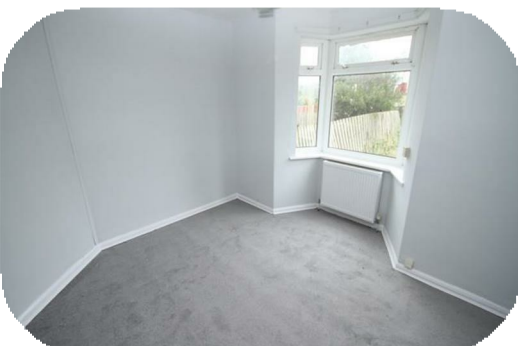
\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* NO CHAIN \*  
\* FULLY REFURBISHED \* NEWLY DECORATED \* NEW CARPETS \* GARDENS TO THREE SIDES \*

A fantastic start home or investment property, is this family sized three bedroom semi detached house.

Benefits from gas central heating and upvc double glazing.

Fully refurbished to include new décor and carpets, the accommodation briefly comprises reception hall, lounge, dining/sitting room, fitted kitchen, three first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens to three sides.



## Reception Hall

With radiator.

## Lounge

11'6" x 9'4" (3.51m x 2.84m)

With radiator.

## Dining/Sitting Room

14'5" x 11'4" (4.39m x 3.45m)

With radiator.

## Kitchen

14'6" x 7'1" (4.42m x 2.16m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob.

## First Floor Landing

## Bedroom One

10'8" x 9'4" (3.25m x 2.84m)

With radiator.

## Bedroom Two

11'4" x 12'8" (3.45m x 3.86m)

With radiator.

## Bedroom Three

8'8" x 8'3" (2.64m x 2.51m)

With radiator.

## Bathroom

Three piece white suite, part tiled walls.

## Exterior

To the outside there are gardens to both front and rear.

## Directions

From our office in Idle village take the right onto New Street, continue onto Apperley Road, turn right onto Leeds Rd/A657, turn right onto Harrogate Rd/A658, turn left onto Ravenscliffe Ave, at the roundabout take the 1st exit and stay on Ravenscliffe Ave, at the roundabout take the 3rd exit onto Thackeray Rd and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

A



**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	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
83	64		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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