



**Boothroyd Drive, Thackley,
Reduced To £239,950**

* SEMI DETACHED * THREE/FOUR BEDROOMS * TWO RECEPTION ROOMS * GARDENS & PARKING * *
* CLOSE TO HIGHLY REGARDED FIRST & SECONDARY SCHOOLS * MODERN KITCHEN/BATHROOM *
Offering fantastic family sized accommodation in a popular residential location, is this delightful three/four bedroom extended semi detached house.

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises reception hall, cloakroom/wc, lounge with dining area, sitting room, kitchen, office/bedroom four, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there is driveway parking and good sized gardens.



Reception Hall

With radiator.

Cloakroom/WC

With low suite wc and wash basin.

Lounge / Dining Area

19'2" x 9'9" (5.84m x 2.97m)

With upvc French doors to rear garden, radiator.

Kitchen

12'4" x 10'1" (3.76m x 3.07m)

Modern fitted kitchen with a range white wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, oak work surfaces, store cupboard and radiator.

Sitting Room

21'7" x 11'1" (6.58m x 3.38m)

With two radiators.

Bedroom Four/Study/Office

14'3" x 7' (4.34m x 2.13m)

With radiator.

First Floor Landing

Bedroom One

12'3" x 11'2" (3.73m x 3.40m)

With radiator.

Bedroom Two

12'6" x 9'1" (3.81m x 2.77m)

With fitted wardrobes and radiator.

Bedroom Three

9' x 5'7" (2.74m x 1.70m)

With built in wardrobes and radiator.

Bathroom

Modern white three piece suite, tiled walls and heated towel rail.

Exterior

To the outside there is parking for three cars to the front and a garden with patio to the rear.

Directions

From our office in Idle village proceed up the High Street, at the top take the right onto Town Lane, take the left onto Boothroyd Drive and the property will shortly 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) 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: 83 (Current), 58 (Potential)
Environmental Impact (CO₂) Rating: B (Current), C (Potential)

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