



## Pellon Terrace, Thackley

**£280,000**

**\*\* EXTENDED \*\* EXTENDED \*\* EXTENDED \*\***

**\*\* SEMI DETACHED \*\* THREE BEDROOMS \*\***

**\*\* WELL PRESENTED THROUGHOUT \*\* DRIVEWAY & GARAGE \*\***

Occupying a much sought after and popular residential location on the Idle/Thackley border, is this delightful extended semi detached house. This very well presented family sized home benefits from gas central heating, mostly upvc double glazing (apart from two small feature glass blocks to utility room) and alarm system.

Reception hall, lounge, modern fitted living/dining kitchen, three good sized first floor bedrooms - master bedroom having en-suite wc, plus a four piece house bathroom.

To the outside there are very large gardens - well stocked and landscaped, with a driveway to the side leading to a single garage. Enjoys lovely views across the valley to the rear.

Viewing is highly recommended.





### Entrance Hall

With radiator.

### Lounge

14'3" x 11'5" (4.34m x 3.48m)

With a coal effect gas fire set in chimney breast and radiator.

### Living Dining Kitchen

17'5"max x 16'4" max (5.31m"max x 4.98m" max)

L shaped modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric double oven & hob with extractor, part tiled, integral fridge freezer, breakfast bar, radiator and upvc patio doors leading to rear garden.

### Office / Utility

12'1" x 8'3" (3.68m" x 2.51m")

Modern fitted wall and base units, plumbing for auto washer and radiator.

### First Floor Landing

With access to loft via pull down ladder.

### Bedroom One

17'1" x 13'10" narrowing to 9'7" (5.21m x 4.22m narrowing to 2.92m)

With built in wardrobes, radiator, views across the valley. En-suite wc;

### En-Suite WC

With low suite wc and hand basin.

### Bedroom Two

9'11" x 9'1" into robes (3.02m x 2.77m into robes)

With built in wardrobes and radiator.

### Bedroom Three

10' x 8'1" (3.05m x 2.46m)

With radiator.

### Bathroom

Modern white four piece suite comprising bath, shower cubicle, low flush wc, vanity sink unit and heated towel rail.







### Loft

Access via pull down ladder.

### Exterior

To the outside there are beautifully presented very large gardens with lawns, borders and patio, driveway to the side leading to a single garage with under-garage storage.

### Directions

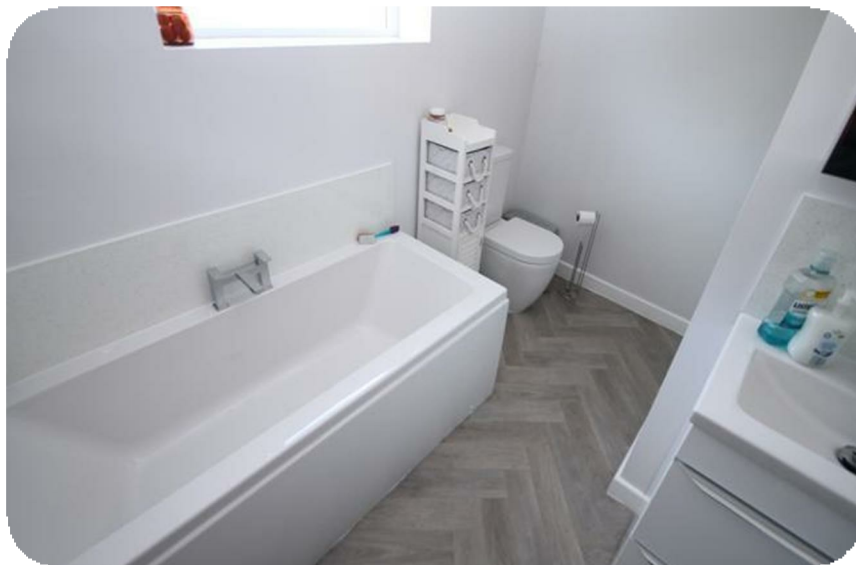
From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street, at the top take the right onto Town Lane, turn right onto Harper Avenue, turn right onto Harper Grove, right onto Pellon Terrace and the property will shortly be seen displayed via our For Sale board.

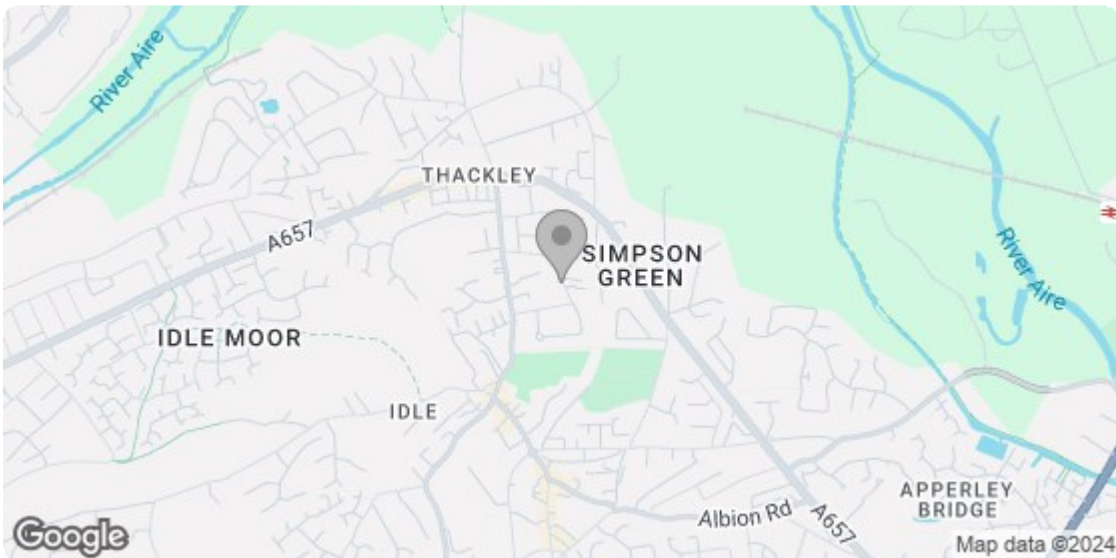
### Council Tax Band

C

### Tenure

FREEHOLD





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			

**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.

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