



Brackendale Parade, Thackley

£340,000

* IMMACULATE * IMMACULATE * IMMACULATE *

* PREMIER LOCATION * DORMER BUNGALOW * THREE BEDROOMS * MODERN KITCHEN *

* TWO SHOWER ROOMS * LANDSCAPED GARDENS * TWO RECEPTION ROOMS * LOVELY GARDEN ROOM / OUTDOOR OFFICE *

Occupying one of the most sought after locations in Thackley is this 'ready to move into' three bedroom extended semi detached dormer bungalow.

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

Modernised and updated throughout, the spacious accommodation briefly comprises reception hall, lounge, dining room, sun room/bedroom three, modern fitted kitchen and shower room. To the first floor there are two double bedrooms - master bedroom having en-suite shower room.

To the outside there are landscaped gardens to front and rear, resin driveway to the side leading to an electric door garage (part converted - not for car use), together with a modern summer house/garden room 9'1" x 12'5" with electric heater.

Viewing is highly recommended.





Reception Hall

With useful storage cupboard and radiator.

Lounge

14'7" x 13' (4.45m x 3.96m)

Having a modern gas fire set in chimney breast, radiator.

Dining Room

12'9" x 9'3" (3.89m x 2.82m)

With laminated wood floor, store cupboard, radiator, bi-fold doors to rear garden.

Sitting Room/Bedroom Three

10'7" x 6'5" (3.23m x 1.96m)

With laminated wood floor, radiator.

Shower Room

Three piece modern white suite, tiled walls and heated towel rail.

Kitchen

11' x 7'4" (3.35m x 2.24m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, double oven and hob, integrated fridge, freezer, dishwasher and washer/dryer, part tiled walls and plinth heater.

First Floor Landing

Bedroom One

14'4" x 12'9" (4.37m x 3.89m)

With fitted wardrobes and radiator. En-Suite shower room;

En Suite Shower Room

Three piece modern white suite, tiled walls and underfloor heating.

Bedroom Two

12'9" x 9'3" (3.89m x 2.82m)

Useful under eaves storage with power and light, and radiator.





Exterior

To the outside there are landscaped gardens to front and rear, resin driveway to the side leading to an electric door garage (part converted - not for car use), together with a garden room 9'1" x 12'5" with electric heater. Under house storage accessed from garden.

Directions

From our office in Idle village proceed straight ahead up the High Street, at the top take the right onto Town Lane, at Thackley corner traffic lights continue straight onto Thackley Rd, proceed round the bend and it becomes Windhill Old Rd, turn right onto Brackendale Dr, left onto Brackendale Parade and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

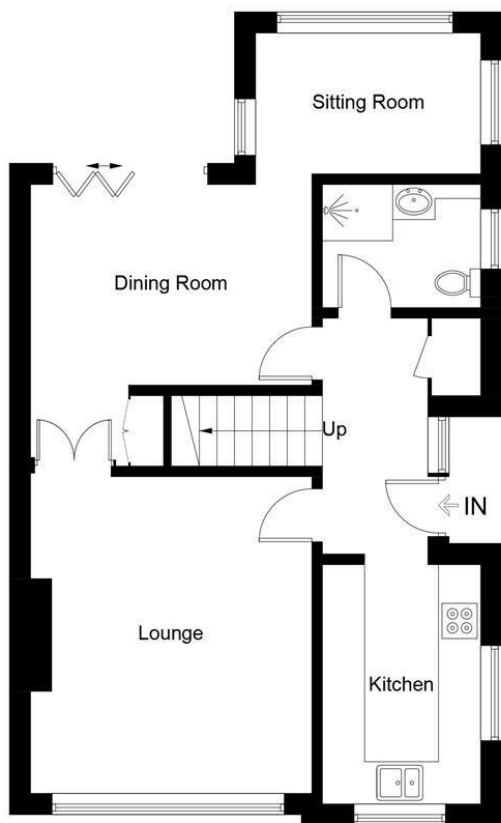
Council Tax Band

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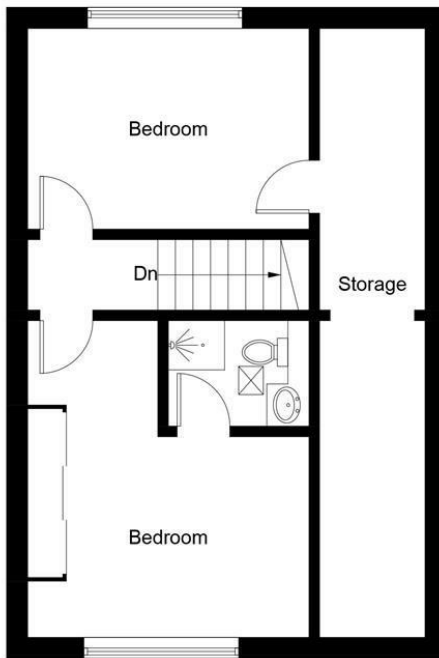


Brackendale Parade, BD10

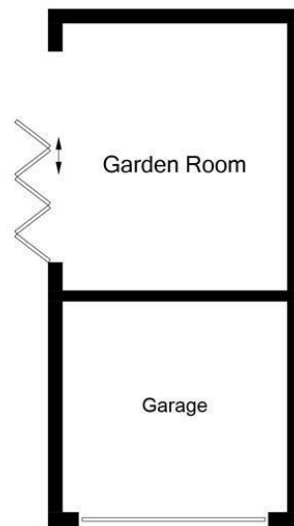
Approximate Gross Internal Area = 110.1 sq m / 1185 sq ft
Garage / Garden Room = 22.2 sq m / 239 sq ft
Total = 132.3 sq m / 1424 sq ft



Ground Floor

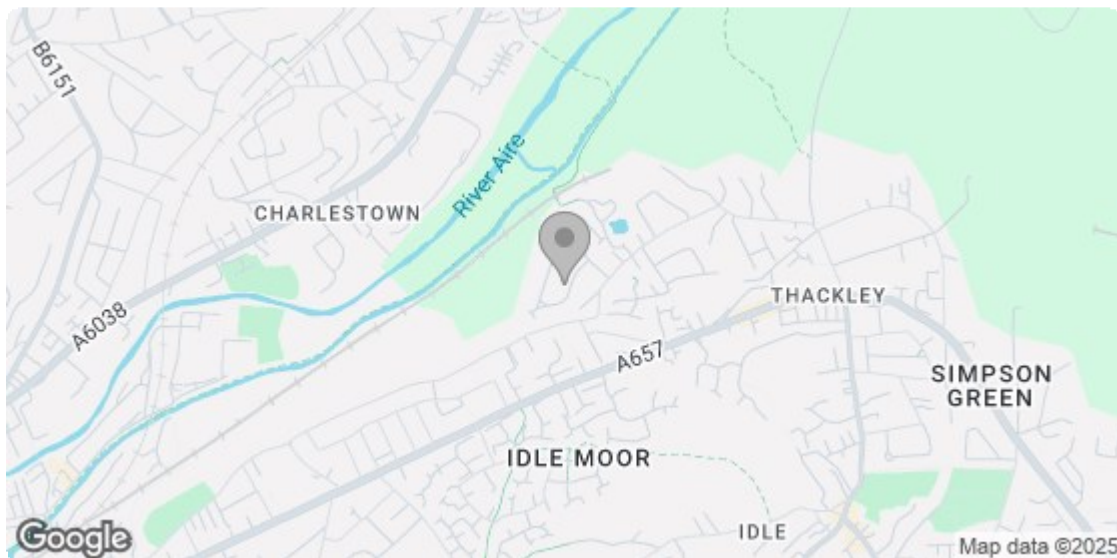


First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1154826)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO₂) Rating		
		83
	66	

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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