



Cote Farm Lane, Thackley

£325,000

* MODERN DETACHED * FOUR BEDROOMS * THREE BATH/SHOWER ROOMS * VIEWS *
* CONSERVATORY * LANDSCAPED GARDENS * DESIRABLE LOCATION * MODERN KITCHEN *
** FANTASTIC FAMILY HOME **

Occupying the ever popular Cote Farm development, is this delightful four bedroom extended/converted modern detached house. Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation has been adapted and converted to provide a ground floor bedroom with en-suite wet room, lounge, dining kitchen, conservatory, cloakroom/wc, utility, three first floor bedrooms - master bedroom with en-suite shower room and dressing area, together with a modern house bathroom with white suite.

To the outside there is a front garden with driveway parking and a larger enclosed landscaped garden to the rear.





Entrance

Utility

With plumbing for auto washer.

Cloakroom/WC

With low suite wc, wash basin, radiator.

Lounge

9'9" x 14'9" (2.97m x 4.50m)

With radiator and audio display unit.

Dining Kitchen

18'5" x 7'6" (5.61m x 2.29m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, integrated fridge freezer, dishwasher, oven, hob and microwave.

Conservatory

12'3" x 9'1" (3.73m x 2.77m)

Bedroom Four

7'10" x 12'5" (2.39m x 3.78m)

With radiator. En-Suite Wet Room;

En Suite Wet Room

Three piece suite, heated towel radiator.

First Floor

Bedroom One

10'8" x 9'9" (3.25m x 2.97m)

With radiator. En Suite Shower Room & Dressing Room;

En Suite Shower Room

With three piece suite.

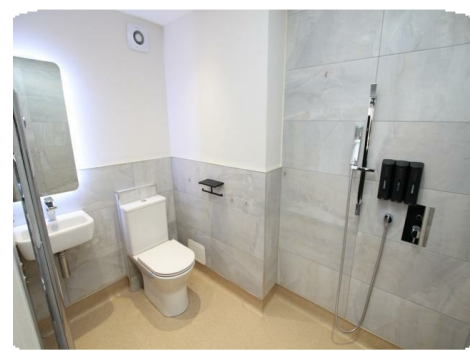
Dressing Room

With fitted wardrobes.

Bedroom Two

9'8" x 6'5" (2.95m x 1.96m)

With built in wardrobe and radiator.





Bedroom Three

9'8" x 8'9" (2.95m x 2.67m)

With radiator.

Bathroom

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

Directions

From our office in Idle village proceed straight up the High Street, at the top take the right onto Town Lane, take the left at Thackley Corner onto Leeds Road, left onto Cote Farm Ln, turn right to stay on Cote Farm Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

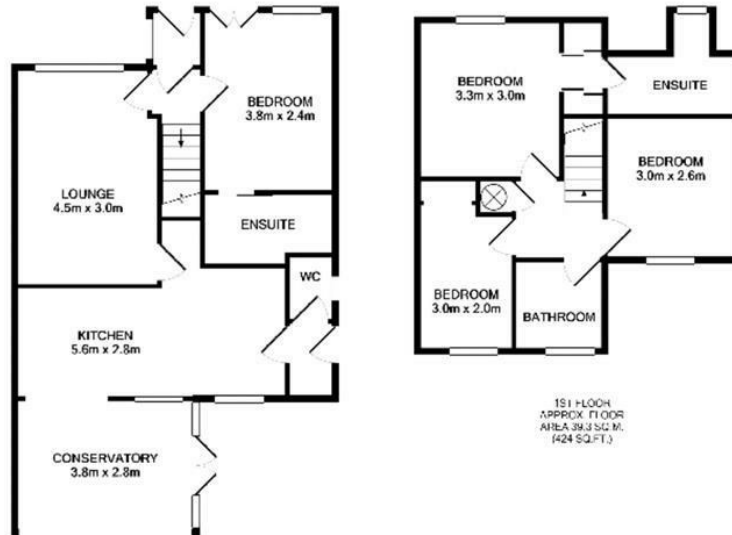
Council Tax Band

D

Exterior

To the outside there is a front garden with driveway parking and a larger enclosed landscaped garden to the rear.





GROUND FLOOR
APPROX. FLOOR
AREA 60.6 SQ. M.
(662 SQ. FT.)

1ST FLOOR
APPROX. FLOOR
AREA 39.3 SQ. M.
(424 SQ. FT.)

TOTAL APPROX. FLOOR AREA 99.9 SQ.M. (1076 SQ.FT.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
Made by B. Map style R2322



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 (CO ₂) 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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