



Brackendale, Thackley,

£219,000

- * EXTENDED END TOWN HOUSE * THREE BEDROOMS * PREMIUM GERMAN KITCHEN *
- * STONE BUILT * NO CHAIN * CLOAKROOM/WC * DELIGHTFUL CUL-DE-SAC SETTING *
- * GARDENS * PARKING * FULLY REFURBISHED * POTENTIAL TO EXTEND FURTHER (stpp) *

Situated in a sought after cul-de-sac location and available with no onward chain, is this lovely three bedroom stone built end town house.

Having been fully refurbished by the current owner to include a premium German kitchen.

There is scope to extend the property further - subject to any relevant planning consent.

Benefits from gas central heating, upvc double glazing and briefly comprises lounge, premium German fitted kitchen, utility/office, cloakroom/wc, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens and driveway.



Entrance

Lounge

16'8" x 15'1" (5.08m x 4.60m)

With a coal effect gas fire in feature fireplace surround, radiator.

Kitchen

16'1" x 7'9" (4.90m x 2.36m)

Modern oak effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, electric oven and hob, radiator.

Utility

With modern base units and radiator.

Cloakroom/WC

With low suite wc and wash basin.

First Floor Landing

Bedroom One

15'7" x 6'3" (4.75m x 1.91m)

With radiator.

Bedroom Two

12'2" x 7'4" (3.71m x 2.24m)

With radiator.

Bedroom Three

6'9" x 8'1" (2.06m x 2.46m)

With radiator.

Bathroom

Three piece modern white suite, heated towel rail.

Exterior

To the outside there are gardens and parking.

Directions

From our office in Idle village proceed straight up the High Street, at the top take the right onto Town Lane, upon reaching Thackley Corner proceed straight onto Thackley Rd, proceed round the bend onto Windhill Old Rd, turn right onto Brackendale 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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