



Thrice Fold, Cote Farm, Thackley,

£260,000

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * PARKING *
* MODERN KITCHEN & BATHROOM * LANDSCAPED GARDENS * EN-SUITE *

Situated on the ever popular Cote Farm development in a cul-de-sac location, is this very well presented three bedroom demi detached house.

Benefits from gas central heating, upvc double glazing, alarm system and briefly comprises reception hall, lounge with dining area, converted garage/sitting room, modern kitchen, three first floor bedrooms - master bedroom having an en-suite shower room and dressing area, together with a modern house bathroom with white suite.

To the outside there are good sized landscaped gardens with parking.



Reception Hall

Lounge with Dining Area

14'6" x 9'9" plus 7'9" x 7'5" (4.42m x 2.97m plus 2.36m x 2.26m)

Having a modern black glass effect electric fire, two radiators, store cupboard.

Kitchen

14'1" x 5'4" extending to 10'10" (4.29m x 1.63m extending to 3.30m)

Modern oak effect fitted kitchen with a range of wall and base units incorporating stainless steel sink unit, split level double oven and hob, integral dishwasher.

Sitting Room

9'7" x 7'6" (2.92m x 2.29m)

First Floor Landing

Bedroom One

9'9" x 10'10" (2.97m x 3.30m)

With en-suite shower room and dressing area;

En Suite Shower Room

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

Dressing Area

With twin built in sliding door wardrobes.

Bedroom Two

9'8" x 6'6" (2.95m x 1.98m)

With built in wardrobes and radiator.

Bedroom Three

9'6" x 7'10" (2.90m x 2.39m)

With radiator.

Bathroom

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

Exterior

To the outside there is a garden to the front, together with a larger enclosed lawned and patio garden to the rear.

Directions

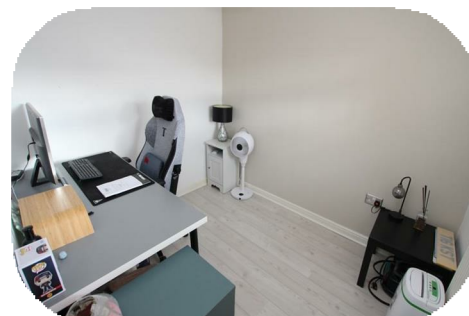
From our office in Idle village proceed straight up the High Street, at the top take the right onto Town Lane, continue to Thackley Corner taking the left onto Leeds Road, turn left onto Cote Farm Ln, left onto Stead Hill Way, turn right onto Whinney Brow, left onto Rush Croft, right onto Thrice Fold and the property will 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		82	(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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