



Windhill Old Road, Thackley

Reduced £255,000

**** CHARACTER STONE COTTAGE ** FOUR BEDROOMS ** SOUGHT AFTER LOCATION ****

*** IDEAL FOR WOODLAND WALKS * TWO BATH/SHOWER ROOMS ** LARGE MASTER BEDROOM ****

Occupying a desirable location close to rural walks and offering spacious accommodation, is this characterful four bedroom stone end cottage.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge with feature stone fireplace, fitted dining kitchen and basement cellar. To the first floor there are three bedrooms and lovely Victorian style house bathroom. The large attic bedroom offers 'hotel-like' accommodation with its en-suite dressing room.

To the outside there are relatively small gardens.

An internal viewing is highly recommended.





Entrance

Lounge

21' x 11'6" (6.40m x 3.51m)

Having a cast iron gas burner set in stone fireplace, two radiators, laminated wood floor.

Dining Kitchen

20'10" x 11'7" (6.35m x 3.53m)

Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, gas cooker, cast iron fireplace, stone floor, breakfast bar and radiator.

Cellar

First Floor Landing

Bedroom One

12'4" x 12'3" (3.76m x 3.73m)

With built in wardrobes and radiator.

Bedroom Two

8'1" x 9'4" (2.46m x 2.84m)

With radiator.

Bathroom

Three piece Victorian style suite, radiator.

Bedroom Three

12'7" x 13'4" (3.84m x 4.06m)

With built in wardrobes and radiator. En-Suite Shower Room;

En Suite Shower Room

Two piece suite comprising shower cubicle and wash basin, tiled walls.

Second Floor

Bedroom One / Master Suite

26'5" x 14'2" (8.05m x 4.32m)

With three radiators and en-suite dressing room.





Exterior

To the outside there are relatively small garden areas.

Directions

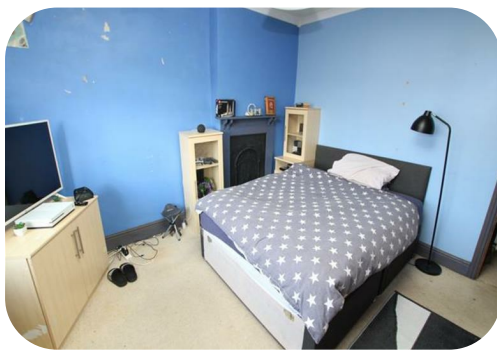
From our office in Idle village proceed straight up The High Street, at the top take the right onto Town Lane, at Thackley Corner proceed straight ahead onto Thackley Road, proceed onto Windhill Old Road and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

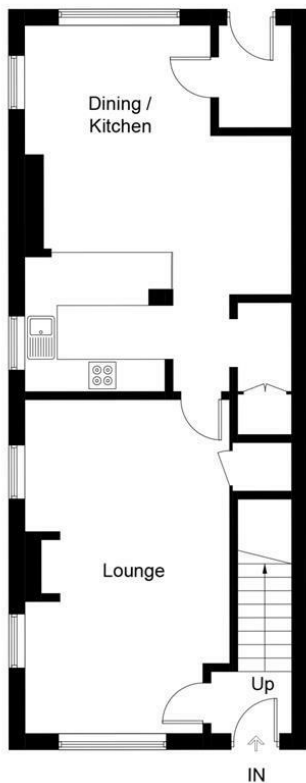
D



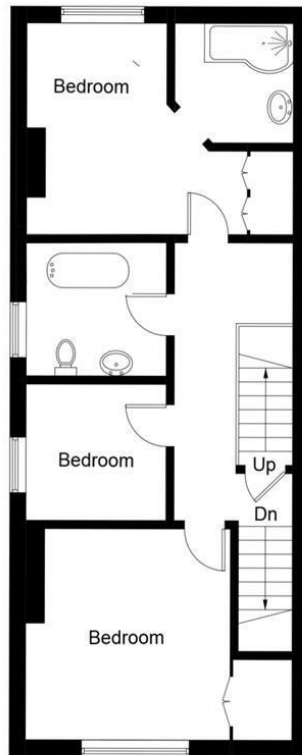
Windhill Old Road, BD10

Approximate Gross Internal Area = 184.9 sq m / 1990 sq ft

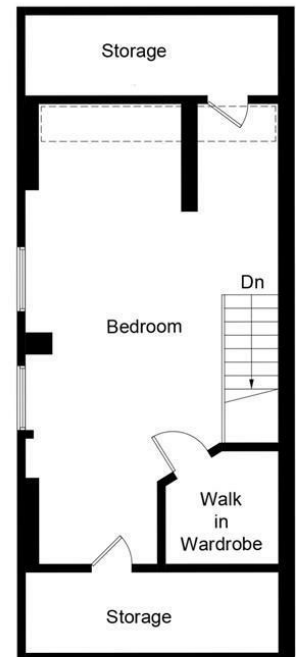
 = Reduced headroom below 1.5m / 5'0"



Ground Floor

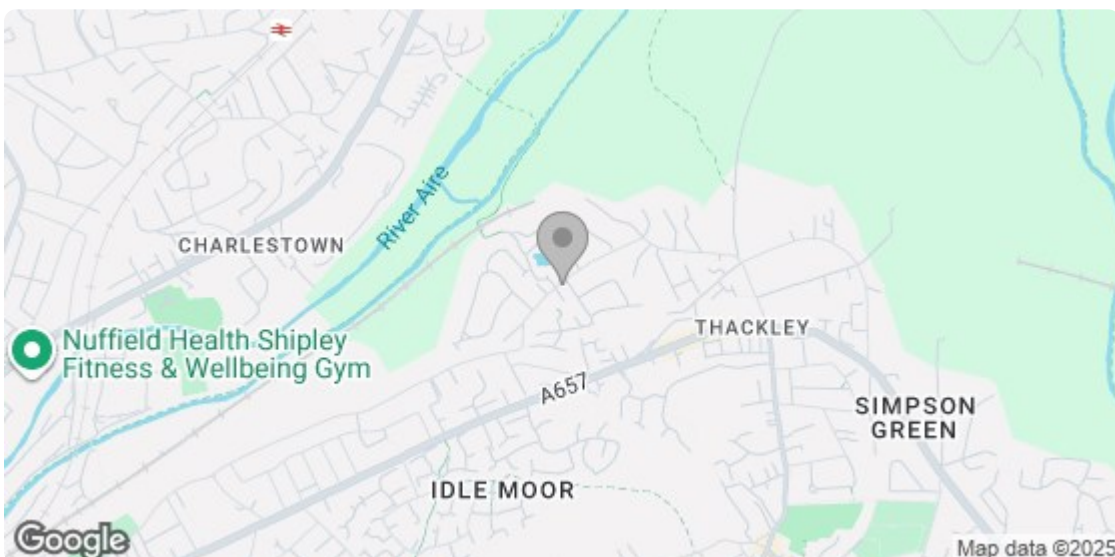


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1188710)



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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk