



**Dale Grove, Thackley,**

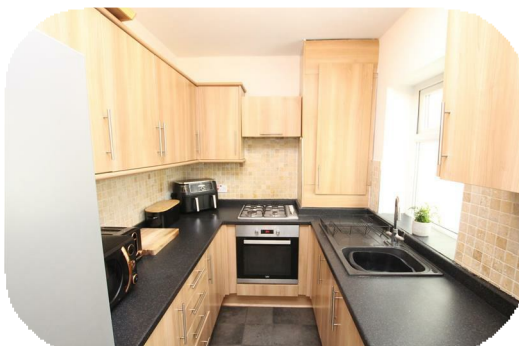
**£185,000**

**\* EXTENDED SEMI DETACHED \* TWO BEDROOMS \* CONSERVATORY \* CONVERTED LOFT \*  
\* IDEAL FTB \* AMPLE PARKING \* GARDEN \* GARAGE \* NO CHAIN \***

Situated in a small cul-de-sac and offering well presented extended accommodation, is this two bedroom semi detached house.

Ideal starter home and benefits from gas central heating and upvc double glazing.

This delightful family home briefly comprises entrance hall, lounge, dining kitchen, conservatory, two first floor bedrooms and a modern house bathroom and a converted loft. To the outside there is a driveway providing ample off-road parking, good sized enclosed lawned rear garden and a detached single garage.



### Entrance Hall

With radiator.

### Lounge

16'2" x 11'11" (4.93m x 3.63m)

Modern well presented lounge with chrome coal effect gas fire in modern fireplace surround with black granite inset and hearth, bay window, radiator.

### Dining Kitchen

15'1" x 6'8" (4.60m x 2.03m)

Modern light oak effect fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, part tiled walls, radiator and upvc doors to conservatory.

### Conservatory

13'1" x 7'7" (3.99m x 2.31m)

With laminated wood floor, radiator and patio doors to rear garden.

### First Floor Landing

### Bedroom One

12'3" x 11'8" (3.73m x 3.56m)

With radiator. Access to converted loft.

### Bedroom Two

9'1" x 8'6" (2.77m x 2.59m)

With radiator.

### Bathroom

Modern white three piece suite, tiled walls.

### Converted Loft

With velux skylight, under eaves storage and two radiators.

### Exterior

To the outside there is a driveway providing off-road parking to the front, detached garage, together with an enclosed lawned garden to the rear.

### Directions

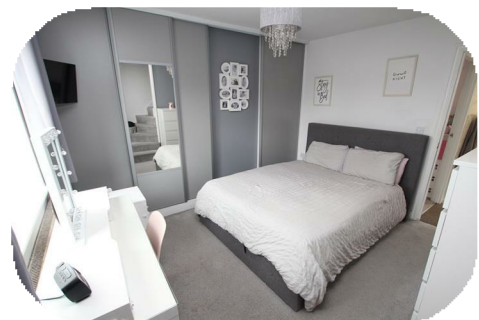
From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street up The High Street and at the top take the right into Town Lane, proceed all the way towards Thackley taking the left at Thackley Corner traffic lights into Leeds Road, proceed through Thackley village and past the Cote Farm development on the left hand side, shortly after take the left into Dale Grove and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B



**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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83	(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)