



**Kingston Road, Thackley,**

**£299,950**

**\*\*\* EXTENDED DETACHED \*\*\* THREE BEDROOMS \*\*\* STUNNING DINING - KITCHEN \*\*\*  
\*\* TWO BATH/SHOWER ROOMS \*\* CONSERVATORY \*\* LANDSCAPED GARDENS & GARAGE \*\***

Situated close to highly regarded first and secondary schools is this delightful three bedroom extended detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The family sized accommodation briefly comprises entrance hall, lounge, large modern fitted dining - kitchen with integrated appliances, conservatory and downstairs bathroom. On the first floor are three bedrooms and shower room.

To the outside there is a lawned garden to the front, together with a driveway and enclosed landscaped garden to rear with single garage.





## Entrance Hall

## Lounge

11'0" x 18'4" (3.35m" x 5.59m")

Coal effect gas fire with feature fireplace surround, laminate wood floor and radiator.

## Dining Kitchen

22'6" x 10'1" (6.86m" x 3.07m")

Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit, stainless steel oven & hob with extractor, integrated fridge, integrated freezer, integrated dishwasher, part tiled and patio door.

## Conservatory

12'1" x 9'0" (3.68m" x 2.74m")

Patio door leading to rear garden.

## Bathroom

8'7" x 6'5" (2.62m" x 1.96m")

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled walls and radiator.

## First Floor Landing

### Bedroom One

12'8" x 9'2" (3.86m" x 2.79m")

Built in wardrobes and radiator.

### Bedroom Two

11'1" x 9'2" (3.38m" x 2.79m")

Radiator.

### Bedroom Three

9'9" x 5'9" (2.97m" x 1.75m")

Built in wardrobes and radiator.

## Shower Room

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, tiled walls and radiator.

## Loft

Part boarded.

## Exterior

Outside there is a lawn garden to the front with a driveway and enclosed landscaped garden to rear with single garage

## Directions

From our office in Idle village proceed straight up The High Street, at the top take the right onto Town Ln, turn right onto Kingston Rd and the property will shortly be seen displayed via our For Sale board.

## Council Tax Band

D

## Tenure

FREEHOLD.



**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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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		

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