



Longroyd, Thackley,

£265,000

*** EXTENDED TOWN HOUSE * THREE BEDROOMS * TWO BATH/SHOWER ROOMS * THREE FLOORS *
* INTEGRAL GARAGE * CUL-DE-SAC * LANDSCAPED GARDEN * WELL PRESENTED * MODERN KITCHEN ***

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

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

The 'ready to move into' accommodation is over three floors and briefly comprises entrance hall, lounge, modern fitted kitchen, dining room, two first floor bedrooms and house bathroom. To the second floor there is a loft conversion providing a third bedroom and en-suite shower room.

To the outside there are landscaped gardens, driveway and integral garage.

Internal viewing is highly recommended to fully appreciate what is on offer!



Entrance Hall

Lounge

14'8" x 9'9" (4.47m x 2.97m)

With laminated wood floor, radiator and store cupboard.

Kitchen

12'8" x 7'8" (3.86m x 2.34m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, electric oven and hob, plumbing for auto washer, radiator and access to the integral garage.

First Floor Landing

Bedroom One

13'1" max x 11'5" max (3.99m max x 3.48m max)

L shaped. With radiator.

Bedroom Two

11'4" x 6'8" (3.45m x 2.03m)

With radiator.

Bathroom

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

Second Floor / Loft Conversion

Bedroom Three

14'4" x 8'2" (4.37m x 2.49m)

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

En Suite Shower Room

Three piece suite.

Exterior

To the outside there is a garden and drive to the front leading to the integral garage. Together with an enclosed landscaped garden to the rear with patio.

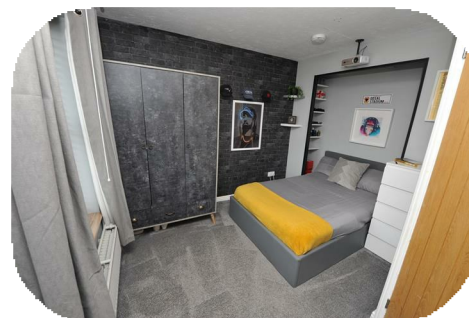
Directions

From our office in Idle village proceed straight ahead up The High Street, turn right onto Town Ln, left onto Leeds Rd/A657, left onto Cote Farm Ln, turn right to stay on Cote Farm Ln, right onto Longroyd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band



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			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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