



Thackley Old Road, Shipley,

£220,000

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * CONSERVATORY *
* GENEROUS PLOT * ELEVATED POSITION * NO CHAIN * ENJOYS VIEWS TO THE FRONT *

Nestled in a sought after residential area, this elevated three bedroom semi detached property offers spacious living accommodation across two floors. Enjoying views to the front and set on a generous corner plot, the home boasts well-maintained gardens to the front, side and rear, along with a private driveway and detached garage.

Internally, the property features two bright and welcoming reception rooms, ideal for both relaxing and entertaining. A charming conservatory extends the living space, providing a tranquil spot to enjoy the garden views year-round.

Upstairs, three well-proportioned bedrooms offer comfortable accommodation, complemented by a shower room and separate wc.

The home benefits from gas central heating, double glazing, and a fully fitted alarm system for added peace of mind.

This is a fantastic opportunity for families or buyers seeking a spacious home with excellent potential in a desirable location.



Entrance Hall

With radiator.

Lounge

15' x 11'9" (4.57m x 3.58m)

The double glazed bay window measuring 8' x 4.5 offers uninterrupted views of the valley. A living flame gas fire with fireplace surround and radiator.

Kitchen

10'6" x 5'6" (3.20m x 1.68m)

Modern fitted kitchen having a range pf wall and base units incorporating stainless steel sink unit, oven, hob, double glazed window, plumbing for auto washer.

Dining Room

11' x 11'8" (3.35m x 3.56m)

With electric fire, radiator and double glazed window.

Conservatory

10'5" x 7'9" (3.18m x 2.36m)

With upvc door to garden.

First Floor

With loft access and double glazed window.

Bedroom One

12'8" x 9'9" (3.86m x 2.97m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

11'2" x 9'9" (3.40m x 2.97m)

With built in wardrobe, radiator and double glazed window.

Bedroom Three

6'9" x 8'2" max (2.06m x 2.49m max)

With radiator and double glazed window.

Bathroom

Two piece suite comprising shower cubicle, vanity sink unit, radiator and double glazed window.

Separate WC

With low suite wc and double glazed window.

Exterior

To the outside there are well-maintained gardens to front, side and rear, together with a private driveway and detached garage. The rear driveway and entrance give level access.

Directions

From our office in Idle village proceed straight up High St, turn right onto Town Ln, left onto Leeds Rd/A657, right onto Busy Ln, at the roundabout take the 2nd exit onto Thackley Old Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / Bradford



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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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