



**Park Road, Thackley,**

**£115,000**

\* REAR TERRACE \* TWO BEDROOMS \* REQUIRES MODERNISATION \*  
\* STONE BUILT \* NO CHAIN \* HEART OF THACKLEY VILLAGE \*

Available with vacant possession and occupying a sought after location is this delightful two bedroom rear terrace. Benefits gas central heating (not tested) UPVC double glazing and briefly comprises; Entrance, Lounge, Kitchen, two first floor Bedrooms and a white house Bathroom. Outside is a small front garden





Entrance

Lounge

15' x 10'7" (4.57m x 3.23m)

Kitchen

11'2" x 5'2" (3.40m x 1.57m)

With wall and base units incorporating stainless steel sink unit.

First Floor Landing

Bedroom One

8'8" x 11'9" (2.64m x 3.58m)

Bedroom Two

12'8" x 6'1" (3.86m x 1.85m)

Bathroom

Three piece white suite.

Exterior

To the outside there is a small garden to the front.

Directions

From our office in Idle village take the right onto New Street, left onto Cross Road, left onto Leeds Road, right onto Park Road where the property will be seen on the right hand side displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



**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		81	(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		

