



Overdale Drive, Thackley,

£299,950

- ** EXTENDED SEMI DETACHED ** THREE BEDROOMS ** CORNER PLOT ** AMPLE PARKING **
- ** STUNNING OPEN PLAN LIVING DINING-KITCHEN ** EN-SUITE SHOWER ROOM **
- ** POPULAR LOCATION ** CLOSE TO HIGHLY REGARDED FIRST/SECONDARY SCHOOLS **
- ** GARDENS, DRIVEWAY, PATIO **

Providing fantastic 'ready to move into' accommodation is this delightful three bedroom extended semi detached house. Occupying a corner plot position with the potential to extend even further (subject to any relevant planning consents). Benefits gas central heating, upvc double glazing and alarm system. The accommodation briefly comprises reception hall, lounge, cloakroom/wc, open plan living dining-kitchen and office/utility. Three first floor bedrooms (master having en-suite shower room) plus a lovely modern white house bathroom. To the outside there is under-house storage, lawned & bedded garden with patio, outhouse, plus ample driveway parking.



Reception Hall

Storage cupboard and radiator.

Cloakroom

Low flush wc, pedestal wash basin and heated towel rail.

Lounge

16'3" x 11'7" (4.95m" x 3.53m")

Log burner set in chimney breast and radiator.

Open Plan Sitting Dining Kitchen

21'0" x 11'6" plus 10'0" x 10'1" (6.40m" x 3.51m" plus 3.05m" x 3.07m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, split level oven, hob, microwave, fridge freezer, electric heater, under floor heating and upvc french door leading to side garden.

Utility / Office

11'9" x 6'5" (3.58m" x 1.96m")

Plumbing for auto washer and radiator.

First Floor Landing

Storage cupboard and radiator.

Bedroom One

11'8" x 12'6" max 8'3" (3.56m" x 3.81m" max 2.51m")

Radiator.

En Suite Shower Room

Three piece modern white suite comprising shower cubicle, pedestal wash basin, low flush wc and heated towel rail.

Bedroom Two

10'7" x 10'2" (3.23m" x 3.10m")

Radiator.

Bedroom Three

8'7" x 8'8" (2.62m" x 2.64m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, part tiled, heated towel rail and under floor heating.

Loft

Access via pull down ladder - part boarded.

Exterior

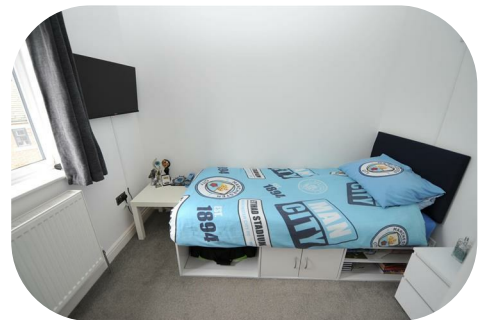
Outside there is a lawn and patio garden to all three sides together with ample driveway parking to the rear with a large outhouse. The property also benefits from good sized under house storage.

Council Tax Band

C

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 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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