



Brackendale, Thackley

£169,950

- * STONE COTTAGE * TWO BEDROOMS * NO ONWARD CHAIN * BACKWATER LOCATION *
- * SMALL GARDEN & PARKING * REAR VIEWS * WOODLAND/CANAL WALKS * CREAM FITTED KITCHEN *

A fantastic opportunity to purchase this characterful stone built mill worker's cottage.

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

The 'ready to move into' accommodation briefly comprises entrance, lounge, four steps down to a modern kitchen, two first floor bedrooms and a house bathroom with white suite.

To the outside there is a small garden area and allocated parking for two cars in tandem.

Viewing is recommended.





Entrance

With radiator.

Lounge

16'5" x 11'2" (5.00m x 3.40m)

With ornate feature fireplace, exposed beams, store cupboard.

Dining Kitchen

14'11" x 12'2" (4.55m x 3.71m)

Modern cream fitted kitchen having a range of wall and base units incorporating laminated sink unit, eight ring cooking range, integrated auto washer, dishwasher, part tiled walls and underfloor heating.

First Floor Landing

Steps down to Bedroom One;

Bedroom One

14'11" x 12'2" (4.55m x 3.71m)

With radiator.

Bedroom Two

16'5" x 8'4" (5.00m x 2.54m)

With built in wardrobes, cast iron fireplace and radiator.

Bathroom

Three piece white suite, heated towel rail.

Exterior

To the outside there is a small garden area to the front, with a right of way for two neighbouring properties, and allocated parking for two cars in tandem.

Directions

From our office in Idle village proceed straight ahead up The High Street, take the right onto Town Ln, at Thackley Corner continue straight onto Thackley Rd, turn left onto Windhill Old Rd, turn right onto Brackendale and the property will shortly be seen displayed via our For Sale board.

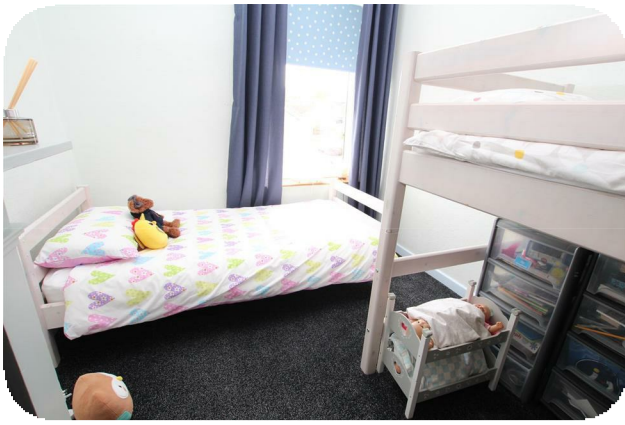
TENURE

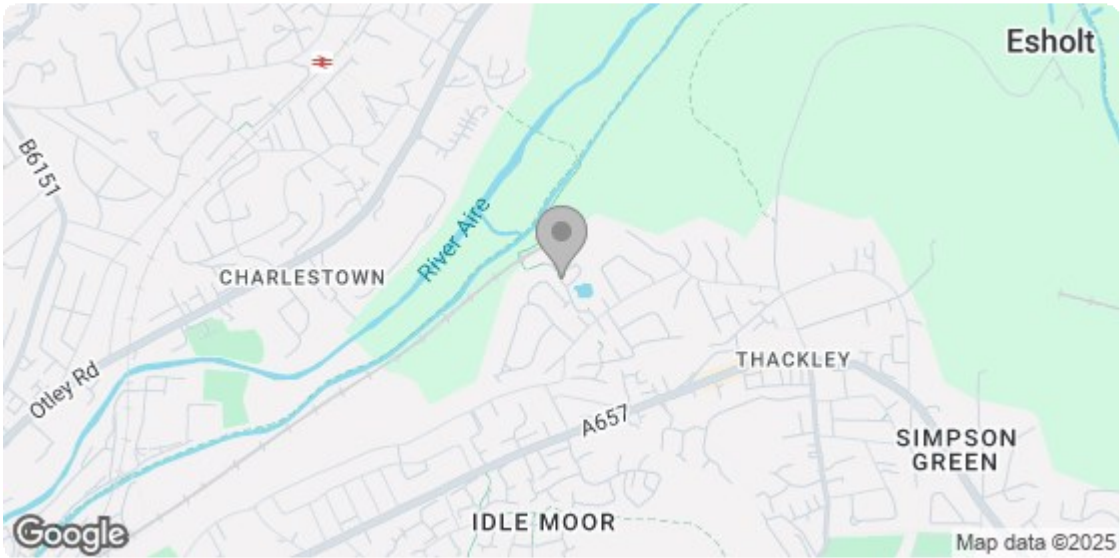
FREEHOLD

Council Tax Band

B







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk

