



## Cote Road, Thackley

**£310,000**

- \* SEMI DETACHED \* FOUR BEDROOMS \* THREE STOREY \* POPULAR DEVELOPMENT \*
- \* PERSIMMON BUILT FIVE YEARS AGO \* TWO BATH/SHOWER ROOMS \* FAMILY SIZED \*
- \* MODERN KITCHEN WITH INTEGRATED APPLIANCES \* PART LANDSCAPED GARDEN \*

A fantastic opportunity for the growing family to purchase this delightful four bedroom modern semi detached house.

Benefits from Hive controlled gas central heating, upvc double glazing and Yale wireless alarm system.

The spacious accommodation is set over three floors and briefly comprises reception hall, bedrooms four with en-suite shower room, first floor lounge, modern fitted dining kitchen, utility room, three further bedrooms to the second floor and a modern house bathroom with white suite.

To the outside there are part landscaped gardens, driveway and garage with EV charger.





### Reception Hall

With radiator.

### Bedroom Four / Sitting Room

15'9" x 11'5" (4.80m x 3.48m)

With radiator. En-Suite Shower Room;

### En Suite Shower Room

With three piece modern suite.

### First Floor Landing

With store cupboard.

### Lounge

12'9" x 14'9" (3.89m x 4.50m)

With radiator and Juliet style balcony.

### Dining Kitchen

14'9" x 7'4" extending to 10'9" (4.50m x 2.24m extending to 3.28m)

Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, AEG induction hob and electric oven, integrated fridge, freezer, dishwasher, radiator.

### Utility

4'1" x 5' (1.24m x 1.52m)

With integral washer/dryer and radiator.

### Second Floor Landing

#### Bedroom One

14'9" x 9'6" (4.50m x 2.90m)

With radiator and store cupboard.

#### Bathroom

Three piece modern white suite, tiled walls and radiator.

#### Bedroom Two

8'4" x 9'1" (2.54m x 2.77m)

With radiator.







### Bedroom Three

6'1" x 9'1" (1.85m x 2.77m)

### Exterior

To the outside there is driveway parking leading to an integral garage with EV charger, together with a split level part landscaped garden to the rear.

### Directions

From our office in Idle village proceed straight onto High St, turn right onto Town Ln, left onto Leeds Rd, left onto Crooked Rd, right onto Cote Rd and the property will shortly be seen displayed via our For Sale board.

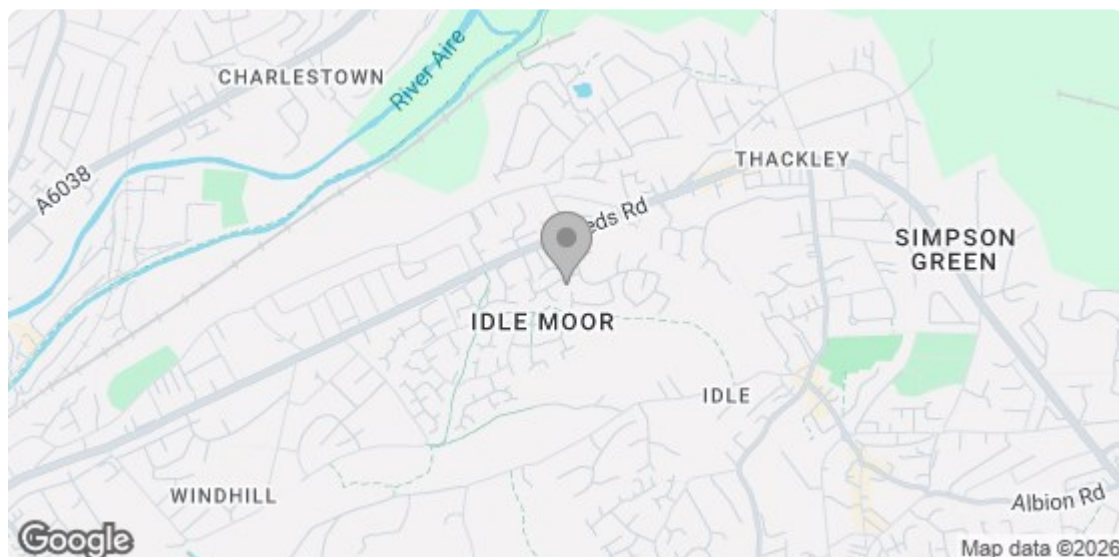
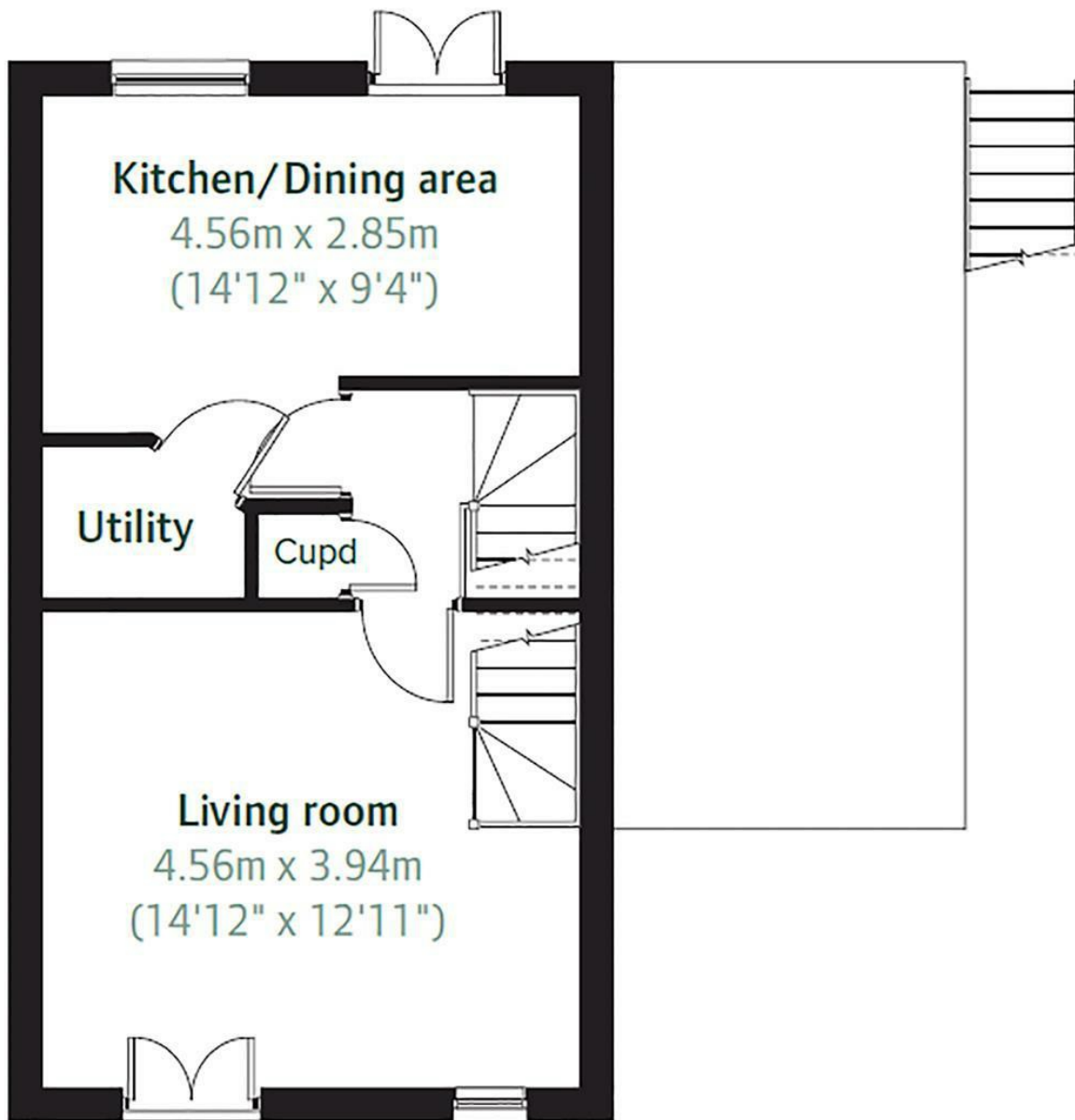
### TENURE

FREEHOLD

### Council Tax Band

D / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) 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.

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