



Park Road, Thackley,

£110,000

Public Notice

35 Park Road BD10 0RR

We are acting in the sale of the above property and have received an offer of £100,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

*** 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 from gas central heating (not tested), UPVC double glazing and briefly comprises entrance, lounge, kitchen, two first floor bedrooms and a white house bathroom.
To the outside there 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

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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 (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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

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



Sugdén Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

