Sugdens
Sales & Lettings

# Kingston Road, Thackley,

## £255,000

* SEMI DETACHED * THREE BEDROOMS * VERY WELL PRESENTED * GREAT STARTER/FAMILY HOME *
* MODERN FITTED KITCHEN/BATHROOM * GARDENS, GARAGE & PARKING *
* CLOSE TO HIGHLY REGARDED FIRST/SECONDARY SCHOOLS * VIEWING HIGHLY RECOMMENDED *

Providing "ready to move into" accommodation in a sought after residential location is this delightful three bedroom semi detached house. Benefits gas central heating and upvc double glazing The property has been modernised, updated and briefly comprises entrance, lounge, stunning fitted dining kitchen, three first bedrooms and modern white house bathroom.

Outside there is an integral garage, landscaped gardens and parking.

## Entrance Hall

## Lounge
13'4" x 13'10" (4.06m" x 4.22m")
Solid fuel burner set in chimney breast with feature fireplace surround, bay window, laminate wood flooring and radiator.

## Dining Kitchen
16'6" x 9'3" (5.03m" x 2.82m")
Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit, stainless steel oven & hob, integrated fridge freezer, integrated dishwasher, plumbing for auto washer, part tiled, storage cupboard and radiator.

## First Floor Landing

## Bedroom One
11'8" x 9'3" (3.56m" x 2.82m")
Modern fitted wardrobes and radiator.

## Bedroom Two
11'8" x 8'8" (3.56m" x 2.64m")
Radiator.

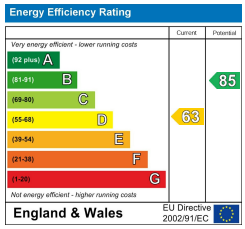
## Bedroom Three
5'8" x 8'5" (1.73m" x 2.57m")
Radiator.

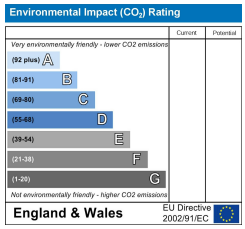
## Bathroom
Modern three piece suite panel bath with shower over, low flush wc, pedestal wash basin and heated towel rail.

## Exterior
To the outside there is a driveway to the front leading to an attached garage, together with an enclosed lawn and decked garden to rear.

## Tenure
FREEHOLD.

## Council Tax Band
B

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

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