



Brackendale Grove, Thackley

£330,000

* DETACHED BUNGALOW * TWO BEDROOMS * RECENTLY MODERNISED * ADJOINS WOODLAND *
* TWO RECEPTION ROOMS * STUNNING GARDENS * SUMMER HOUSE *

Providing 'ready to move into' accommodation, is this beautifully presented two bedroom detached bungalow. Occupying one of the most sought after cul-de-sac in Thackley and benefits from gas central heating and upvc double glazing. The well presented accommodation briefly comprises reception hall, lounge, dining room, modern fitted kitchen, utility room, two bedrooms and a modern shower room.

To the outside there are good sized landscaped gardens with patio, summer house, resin driveway and an integral garage.

VIEWING IS AN ABSOLUTE MUST!!!





Reception Hall

Lounge

17' x 10'9" (5.18m x 3.28m)

Having a stainless steel electric fire in modern fireplace surround, laminated wood floor, radiator.

Kitchen

9' x 8'9" (2.74m x 2.67m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas cooker, integral dishwasher, radiator.

Bedroom One

11'10" x 10'4" (3.61m x 3.15m)

With radiator and laminated wood floor.

Bedroom Two

9' x 8'1" (2.74m x 2.46m)

With laminated wood floor, radiator.

Shower Room

Three piece modern white suite, heated towel rail.

Dining/Sitting Room

11'10" x 10'8" (3.61m x 3.25m)

With laminated wood floor, radiator.

Utility

With plumbing for auto washer, water tap.

Exterior

To the outside there are larger than average stunning landscaped gardens with summer house, patio, resin driveway and an integral garage.

Directions

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

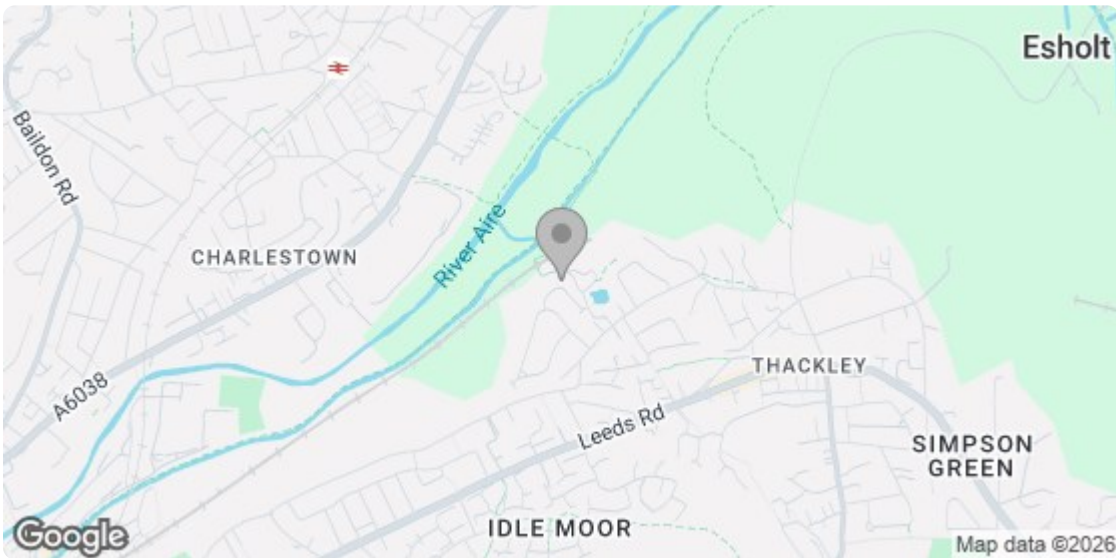




TENURE
FREEHOLD

Council Tax Band
D / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D	68		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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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