Sugdens
Sales & Lettings



Leeds Road, Thackley,

Reduced To £240,000

* GRADE II LISTED COTTAGE * TWO BEDROOMS * BACKWATER LOCATION *
* DECEPTIVELY SPACIOUS * MODERN KITCHEN & BATHROOM * PARKING *
Updated and modernised by the present owner, is this characterful two bedroom stone built cottage.
One of only five properties converted from former farm buildings at Little Cote Farm.
Benefits from gas central heating and double glazing.
The 'ready to move into' accommodation is deceptively spacious and briefly comprises entrance, lounge, modern fitted kitchen, two double first floor bedrooms and house bathroom with white suite.
To the outside there is an enclosed garden and allocated parking for two cars.
Viewing is highly recommended.







Entrance

Lounge
13'8" x 16' (4.17m x 4.88m)
Having an Inglenook style feature fireplace, exposed beams, window seat and radiator.



Kitchen
7'9" x 14' (2.36m x 4.27m)
Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, integrated fridge, freezer, dishwasher, breakfast bar, radiator.



First Floor Landing

Bedroom Two
10'2" x 8'9" (3.10m x 2.67m)
With radiator.



Bedroom One
10'10" x 12'6" (3.30m x 3.81m)
With fitted wardrobes and radiator.

Bathroom
Modern three piece white suite, tiled walls and heated towel rail.

Exterior
To the outside there is a garden and allocated parking for two cars.

Directions
From our office in Idle village proceed straight ahead up The High Street, right onto Town Lane, left onto Leeds Road, take the left just before the Cote Farm development and the cottage will be seen displayed via our For Sale board.

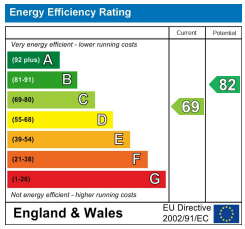


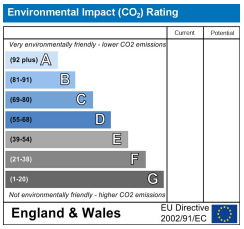
TENURE
FREEHOLD

Council Tax Band
B / Bradford



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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