



Brackendale Avenue, Thackley,

£179,995

* SEMI DETACHED * TWO BEDROOMS * NO ONWARD CHAIN * POPULAR LOCATION *
* MODERNISATION REQUIRED * GARDENS * DRIVE * GARAGE *

Available with no onward chain, is this two bedroom semi detached house.

The accommodation benefits from double glazing and briefly comprises reception hall, lounge, dining room, kitchen, two bedrooms and bathroom.

To the outside there are gardens, driveway and garage.



Reception Hall

Lounge

14'5" x 13'1" (4.39m x 3.99m)

With coal effect gas fire (not tested).

Kitchen

11'1" x 7'5" (3.38m x 2.26m)

With wall and base units incorporating stainless steel sink unit, gas cooker point.

Dining Room

13' x 9'3" (3.96m x 2.82m)

With upvc patio doors to rear garden.

Bathroom

Three piece coloured suite.

First Floor Landing

Bedroom One

14'3" x 9'10" (4.34m x 3.00m)

With built in wardrobes.

Bedroom Two

9'3" x 9'9" (2.82m x 2.97m)

Exterior

To the outside there are gardens to both front and rear, driveway and garage.

Directions

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

TENURE

FREEHOLD

Council Tax Band

C / 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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	

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