



Crag Hill Road, Thackley

Offers Over £250,000

* REDUCED * JANUARY SALE * REDUCED * JANUARY SALE *

*** CALL SUGDENS TO BE THE FIRST TO VIEW ***

- * STONE DETACHED * FOUR DOUBLE BEDROOMS * THREE BATH/SOWER ROOMS *
- * CLOSE TO THACKLEY VILLAGE/WOODLAND WALKS * MODERISNED IN RECENT YEARS *
- * FANTASTIC FAMILY HOME *

Occupying a sought after residential location close to Thackley village, is this delightful stone built detached residence. The accommodation is set over three floors, benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, bedroom four with en-suite shower room, lower floor dining kitchen. To the first floor there are three further bedrooms - master bedroom having en-suite shower room, plus a modern house bathroom with white suite.

To the outside there is a driveway leading to an integral garage, together with an enclosed patio garden to the rear.





Reception Hall

Lounge

15'2" x 13'1" (4.62m x 3.99m)

With laminated wood floor, two radiators.

Bedroom Four

14'5" x 13'5" (4.39m x 4.09m)

With radiator. En-Suite Shower Room;

En Suite Shower Room

Three piece modern white suite.

Lower Ground Floor

Kitchen

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

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, seven ring range style cooker, plumbing for auto washer, radiator. External access.

First Floor Landing

Bedroom One

14'8" x max x 13'6" max (4.47m x max x 4.11m max)

With radiator. En-Suite Shower Room;

En Suite Shower Room

Three piece white suite, tiled walls.

Bedroom Two

10'3" x 7'9" (3.12m x 2.36m)

With radiator.

Bedroom Three

10'2" x 7' (3.10m x 2.13m)

With radiator.

Bathroom

Three piece modern white suite, tiled walls and heated towel rail.





Exterior

To the outside there is a drive leading to an integral garage, together with an enclosed patio garden to the rear.

Directions

From our office in Idle village proceed straight up The High Street, at the top take the right onto Town Lane, at Thackley Corner turn left onto Leeds Road, turn right onto Crag Hill Road and the property will shortly be seen on the right displayed via our For Sale board.

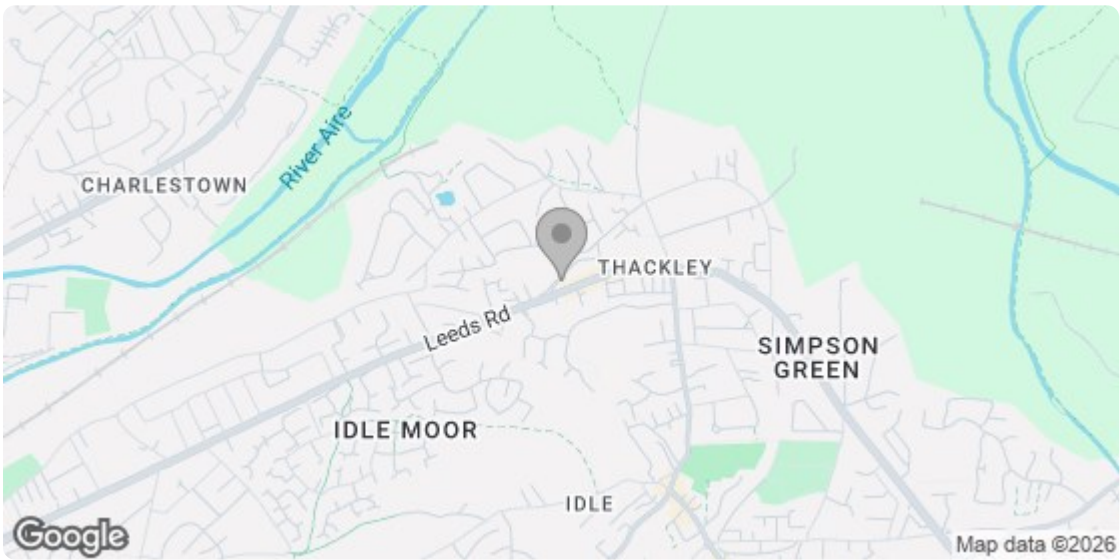
TENURE

FREEHOLD

Council Tax Band

D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) 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.

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



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

