



Longroyd, Cote Farm, Thackley

£155,000

**** TOWN HOUSE ** TWO BEDROOMS ** POPULAR LOCATION ** CUL-DE-SAC ****
*** MODERN KITCHEN & BATHROOM * GARDENS * PARKING * GARAGE ***

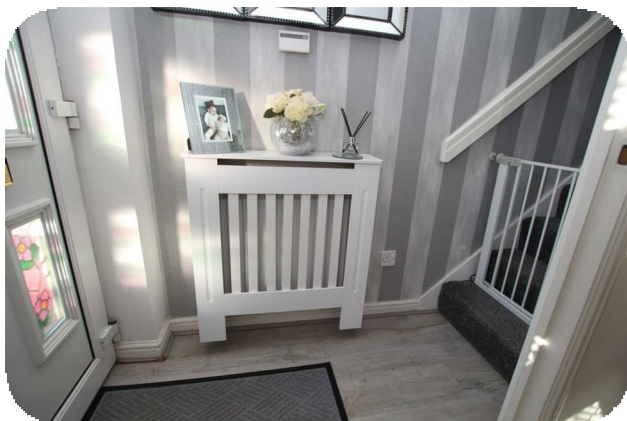
Situated on the ever popular Cote Farm development, is this delightful two bedroom mid town house property.

Offering an excellent opportunity for the first time buyer or young family.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance, cloakroom/wc, lounge, kitchen, two first floor bedrooms and house bathroom.

To the outside there are gardens to both front and rear, together with parking and a single garage.





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Entrance Vestibule

With radiator and laminated wood floor.

Lounge

14'9" x 9'8" (4.50m x 2.95m)

With laminated wood floor, radiator and understairs storage.

Dining Kitchen

12'9" x 8' (3.89m x 2.44m)

Modern high gloss fitted kitchen having a range of wall and base units incorporating sink unit, tiled splashback, oven, hob and extractor fan, integral fridge freezer, plumbing for auto washer, radiator, laminated wood floor, radiator.

First Floor

With loft access.

Bedroom One

12'9" x 9'2" (3.89m x 2.79m)

With fitted wardrobes and radiator.

Bedroom Two

11'4" x 6'9" (3.45m x 2.06m)

With radiator.

Bathroom

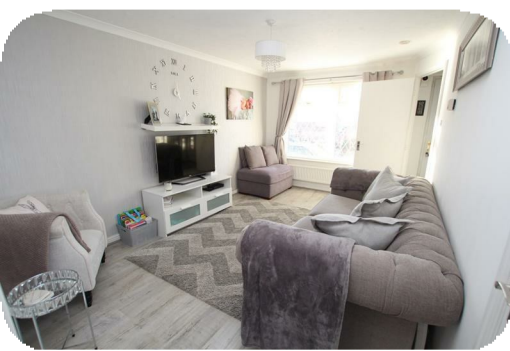
Modern three piece suite comprising panelled bath with shower over, low suite wc, pedestal wash basin, radiator and tiled walls.

Exterior

To the outside there is parking to the front, garden to rear and a garage located off-site, nearby.

Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and





continue to the top, here take the right into Town Lane, proceed all the way to the traffic lights at Thackley Corner taking the left here onto Leeds Road, continue through Thackley village and take the left onto Cote Farm Lane, turn right to stay on Cote Farm Lane, turn right onto Longroyd and the property will shortly be seen displayed via our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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