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**LINLEY &
SIMPSON**



TINKLER STILE, THACKLEY, BRADFORD, BD10 8WJ

Situated in the ever popular Cote Farm development this three bedroom town house boasts garage, gardens and en suite. Approx. only 15 minutes walk to Shipley Station, this property will appeal to commuters. Ideal investment opportunity or first time purchase. NO CHAIN.

Asking Price £160,000

Situated in the ever popular Cote Farm development this three bedroom town house boasts garage, gardens and en suite. Approx. only 15 minute walk to Shipley Station this property will appeal to commuters.

Comprising in brief of entrance hall, through lounge dining room, kitchen, integral garage, three bedrooms, en suite to master and house bathroom. Externally there is an open plan garden to the front and a private enclosed rear garden with fantastic views.

ENTRANCE HALL

Double glazed entrance door, coving to ceiling, radiator, staircase to first floor.

LOUNGE 10'0" x 21'0" (3.05m x 6.41m)

Window to front and rear, wood effect fireplace, marble inset and hearth, coving to ceiling, storage understairs, two radiators.

KITCHEN 11'6" x 6'8" (3.51m x 2.04m)

Fitted wall and base units, work surfaces, single drainer sink, built-in electric oven, gas hob, extractor hood, space for washing machine, laminate flooring, walk-in pantry, double glazed stable door to rear, access to garage.

MASTER BEDROOM 9'9" x 10'8" (2.98m x 3.24m)

Window to front, fitted wardrobes, walk-in dressing room, radiator.

EN SUITE SHOWER ROOM

White three piece suite comprising step in shower cubicle, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, extractor fan, radiator, window to front.

BEDROOM TWO 7'9" x 9'4" (2.35m x 2.85m)

Window to rear, radiator.

BEDROOM THREE 6'5" x 10'4" (1.96m x 3.14m)

Window to rear, picture rail, radiator.

BATHROOM

White three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, extractor fan, radiator, window to rear.

FRONT GARDEN

Lawn, driveway.

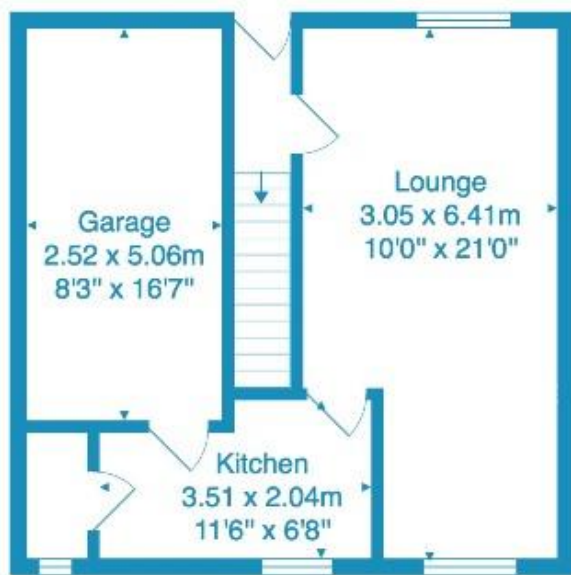
GARAGE

Integral, up and over door, light and power.

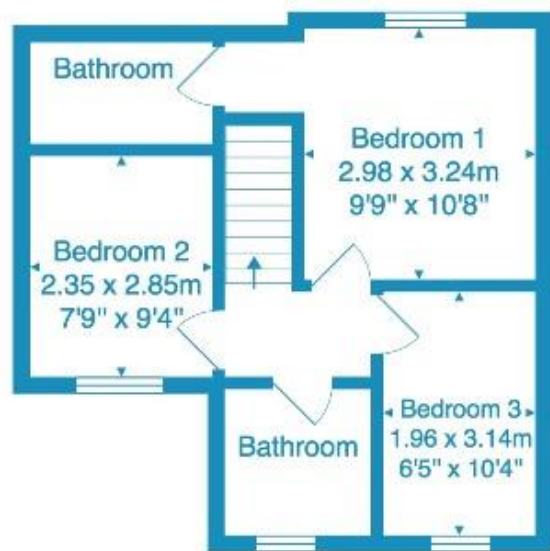
REAR GARDEN

Laid mainly to lawn, paved area, fenced boundaries, garden shed.





Ground Floor



First Floor

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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		
(92-100) A			(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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