



Asking Price £179,950

POTENTIAL TO EXTEND * PRIME LOCATION * ADJACENT TO THE BEST SCHOOLS IN THE AREA * TWO RECEPTIONS * DRIVEWAY & GARAGE * LARGE SIDE & REAR GARDENS **NEW BOILER

This 3 bedroom semi detached stands in an enviable plot with great potential to extend at the side and rear to created a FIVE BEDROOM family home. Situated in the heart of Thackley Village, the property is ideally placed for access to both Leeds and Bradford being just a short drive from the new Apperley Bridge Railway Station. The amenities of Thackley Village are close by as are Thackley Woods leading to the Leeds Liverpool canal and the Marina at Apperley Bridge. Highly regarded and sought after local schools are just yards away making this a fabulous starter / family home.

The property benefits from gas central heating with NEW BOILER, suitable to be used if the property is further extended. UPVC double glazing throughout.

Being extended at the rear to provide a large kitchen, the accommodation comprises briefly: Entrance hallway, lounge with Portuguese Limestone fireplace, dining /sitting room, kitchen, three bedrooms and a modern house bathroom. Externally is an Indian Stone paved garden to the front, at the rear is an extensive decking area leading to lawned garden which wraps around to the side. Ornamental fish pond. Driveway leading to a detached garage.

Ample scope to form additional off road parking. Two sheds.

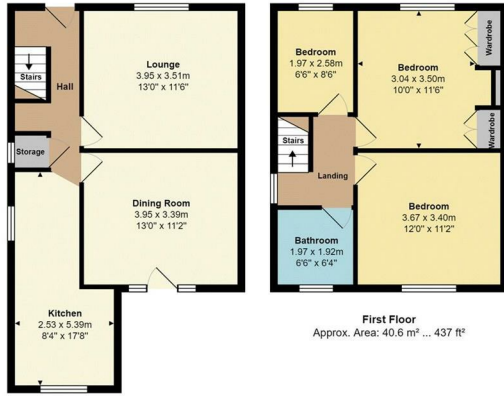
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

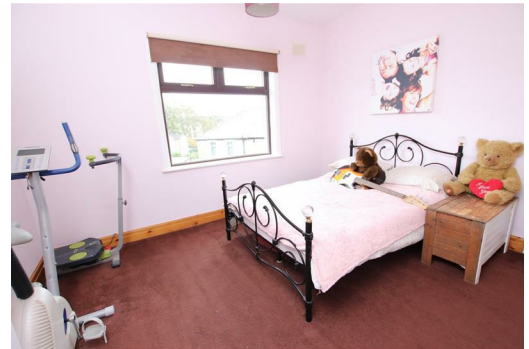


Ground Floor
Approx. Area: 46.5 m² ... 501 ft²

First Floor
Approx. Area: 40.6 m² ... 437 ft²

Approx. Total Area: 87.1 m² ... 938 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT. PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
		83			
		60			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		