



£220,000

NEW PRICE *FABULOUS LOCATION* *BACKING ONTO FIELDS* *TWO DOUBLE BEDROOMS* *TWO BATHROOMS* *LARGE DINING KITCHEN* *ENCLOSED GARDEN* *NO CHAIN*

A delightful two-bedroom end cottage located on Park Road in Thackley. The property presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a well-designed layout, featuring a spacious reception room that is enhanced by an elegant oak floor.

The modern kitchen is a standout feature, equipped with contemporary fittings that cater to all your culinary needs. It offers a perfect blend of style and functionality, making it an ideal space for preparing meals and enjoying casual dining.

This cottage includes two generously sized bedrooms, providing ample space for rest and privacy. The two bathrooms add convenience, ensuring that morning routines and guest visits are effortlessly managed.

One of the highlights of this property is the charming rear garden, which offers a peaceful retreat for outdoor enjoyment. With fields located to the rear, residents can relish in the beauty of nature right at their doorstep.

Situated within walking distance of local amenities, Thackley Woods, the Leeds-Liverpool Canal and just a short drive to Apperley Bridge Train Station.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

45 Park Road, BD10 0RR

Approximate Gross Internal Area = 87.3 sq m / 940 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		