



£300,000

\*NO CHAIN\* \*THREE BEDROOM DETACHED\* \*IDEAL FAMILY HOME\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*FANTASTIC VIEWS\* \*GARDEN\*  
\*DRIVEWAY PARKING & GARAGE\* \*CLOSE TO CANAL, WOODLAND & RIVER WALKS\* \*THACKLEY VILLAGE AMENITIES CLOSE BY\*

Nestled on the charming Northlea Avenue in Thackley, this delightful detached house presents an exceptional opportunity for families seeking a comfortable and inviting home. Boasting three well-proportioned bedrooms and two modern bathrooms, this property is designed to cater to the needs of contemporary family living. As you enter, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house is well presented throughout, ensuring that you can move in with ease and start enjoying your new home immediately. The property features a lovely garden, ideal for outdoor activities and family gatherings, along with a garage and driveway parking that accommodates multiple vehicles. One of the standout features of this home is the fantastic views over the Aire Valley, providing a picturesque backdrop that enhances the overall appeal of the property. The location is particularly advantageous, as it is close to excellent local schools, making it an excellent choice for families with children.

Additionally, the nearby canalside/river walks and Buck Woods offer ample opportunities for outdoor leisure activities. With its combination of space, convenience, and stunning views, this fantastic family home on Northlea Avenue is not to be missed. It truly represents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed residence.

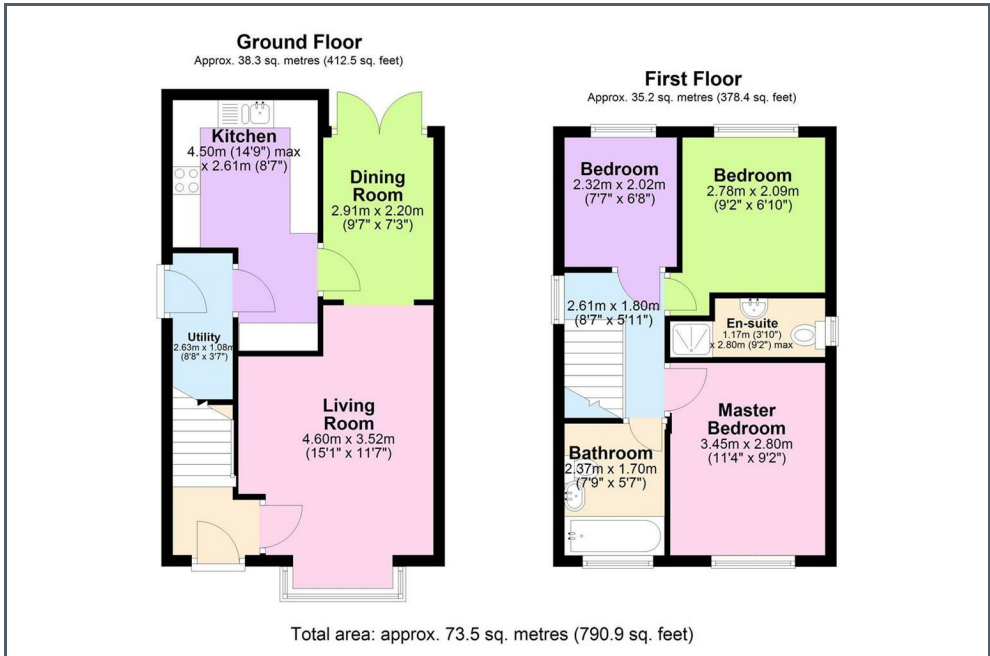
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		70	76				
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			