



£525,000

***FIVE BEDROOMS* *SUPERIOR STONE BUILT DETACHED PROPERTY* *RARE TO MARKET* *TWO RECEPTION ROOMS PLUS OFFICE* *CONSERVATORY*
UTILITY ROOM *MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE* *CLOSE TO AMENITIES OF THACKLEY & SHIPLEY* *WELL PRESENTED***

Townend Estate Agents offer for sale this superior stone built five bedroom detached house. This rare to market property is pleasantly tucked away on Crooked Lane, situated close to local primary and secondary schools and just a short drive from either Shipley or Apperley Bridge train stations. With all the amenities of Thackley Village close by, this isn't one to miss. Benefitting from Upvc windows & doors, gas central heating, solid oak flooring and glass roof conservatory to name but a few.

The accommodation comprises briefly: Large entrance hallway, guest washroom, Lounge with multi fuel cast iron stove and polished hardwood floors.

Breakfast Kitchen with stunning breakfast bar, utility room and French doors leading to the rear garden. There is also a Victorian style glass roof conservatory, dining room and office. Upstairs is the master bedroom with dressing room and en suite. There are four further bedrooms, and also a separate shower room alongside the fully tiled family bathroom. Externally are enclosed south facing rear garden with patio and decked areas. To the front there is ample driveway parking for family and friends.

Ask us about....

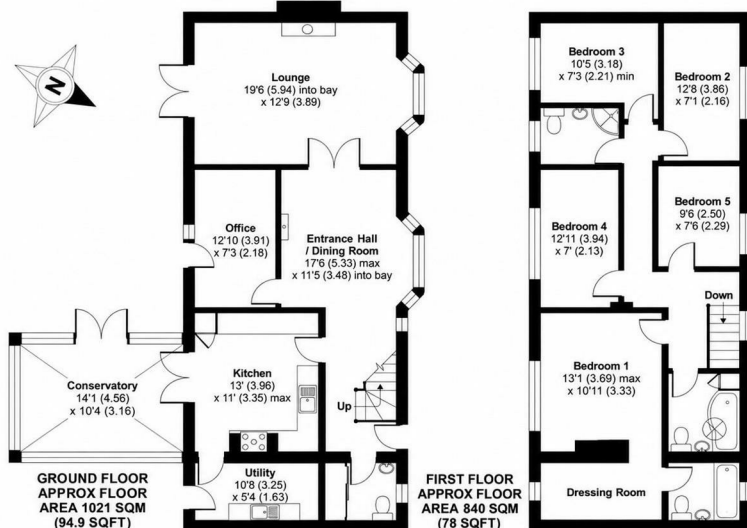
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Leeds Road, Idle, Bradford, BD10



APPROX. GROSS INTERNAL FLOOR AREA 1861 SQ FT 172.9 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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		

Townend Estate Agents

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SALES • LETTING

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