



£350,000

THREE/TWO BEDROOMS* *NO CHAIN* *FLEXIBLE LIVING ACCOMMODATION* *SPACIOUS DOUBLE GARAGE* *POTENTIAL TO CREATE ANNEX BY CONVERTING GARAGE* *FANTASTIC LOCATION* *MODERN KITCHEN & BATHROOM* *LARGE PLOT SIZE/SPACE TO EXTEND* *AMPLE OFF ROAD PARKING* *SOLAR PANELS

Nestled on Leeds Road in the charming area of Thackley, this delightful detached bungalow offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The flexible living accommodation allows for the possibility of using one of the bedrooms as an additional reception room, catering to your lifestyle needs. As you enter, you will be greeted by a bright and airy reception room, which flows seamlessly into a contemporary

kitchen. The kitchen boasts modern fittings, making it a joy for any home cook. The recently updated bathroom complements the home's modern aesthetic, ensuring convenience and style. The property features new carpets throughout, adding a fresh touch to the interior. Additionally, the bungalow is equipped with solar panels and a modern electric heating system, promoting energy efficiency and reducing utility costs. Outside, you will find ample parking space for up to multiple vehicles, a rare find in this area. The spacious garage presents an exciting opportunity, with potential to convert it into an annex (subject to consents), an extra bedroom, or a comfortable living room, depending on

your requirements. The generous plot size would allow the discerning viewer to develop the property further (subject to consents), ideal for those looking to the future! This bungalow is not just a home; it is a canvas for your imagination, offering the chance to create a space that truly reflects your personal style. With its prime location and modern amenities, this property is a must-see for anyone looking to settle in a welcoming community. Don't miss the opportunity to make this charming bungalow your own.

Ask us about....



Leeds Road, BD10

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft
 Garage = 35.5 sq m / 382 sq ft
 Total = 120.8 sq m / 1300 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1271301)



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 OR 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	
	Current	Potential	Current
Very energy efficient - lower running costs (92 plus)	A	99	Very environmentally friendly - lower CO ₂ emissions (92 plus)
(81-91)	B	66	(81-91)
(69-80)	C		(69-80)
(55-68)	D		(55-68)
(29-54)	E		(29-54)
(21-38)	F		(21-38)
(11-20)	G		(11-20)
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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