



**£295,000**

Situated in the popular village of Thackley, this spacious five-bedroom mid-terrace home on Lodge Road offers flexible family living arranged over three floors.

Ideally located within walking distance of local amenities, schools, leisure facilities and excellent transport links.

The ground floor comprises an entrance hallway, a converted garage currently used as a fifth bedroom or ideal home office/media room, a shower room, an additional bedroom and a utility room. The first floor features a generous main reception room alongside a modern kitchen-dining room, perfect for everyday family life and entertaining.

The property benefits from three bathroom facilities, including an en-suite shower room to the principal bedroom. With five well-proportioned bedrooms throughout, the home offers excellent space and versatility.

Externally, there is an enclosed rear garden and a private driveway providing off-street parking for two vehicles. Additional guest parking bays and CCTV security are available.

Well positioned within Thackley, the property is close to local pubs, restaurants, sports clubs and reputable schools. Nearby railway stations at Apperley Bridge and Shipley offer convenient links to Leeds and Bradford, with Leeds Bradford Airport approximately 15 minutes away.

Ask us about....



## Lodge Road, BD10

Approximate Gross Internal Area = 153.3 sq m / 1650 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co (ID1270227)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			86
(69-80) C			75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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.

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PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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