



**£184,950**

**\*NO CHAIN\* \*TWO BEDROOM END MEWS\* \*HEART OF THACKLEY VILLAGE\* \*IDEAL FOR FIRST TIME BUYERS & INVESTORS\* \*ATTRACTIVE FORMER MILL LOCATION\* \*CANAL & WOODLAND WALKS NEARBY\* \*GARDEN FRONT & REAR\* \*GHC & COMBI BOILER\* \*UPVC WINDOWS & DOORS\***

Townend Estate Agents offer for sale delightful end mews property, offered with no onward chain. Nestled in the charming heart of Thackley Village, this delightful property at Weavers Croft offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a welcoming reception room, this property is ideal for first-time buyers and investors alike. The house is part of a small former mill complex, which adds a unique character to the home. For those who enjoy the outdoors, the location is particularly appealing, as it is close to picturesque Buck Woods and tranquil canal-side/riverside walks, providing ample opportunities for leisurely strolls and enjoying nature. Just a short stroll from all the amenities of Thackley Village, including shops, bars, coffee shops, restaurants, local sports clubs and well-regarded schools. Being offered with no onward chain, allowing for a smooth and straightforward purchase process. The house is equipped with gas central heating and a modern combi boiler, ensuring warmth and comfort throughout the year. Benefitting for UPVC windows and doors, along with a small front garden and a larger, fully enclosed, south-facing rear garden. The complex benefits from ample residents and visitor parking. This property presents an excellent opportunity to own a charming home in a sought-after area, combining the best of village life with easy access to local amenities. Don't miss this rare to market opportunity!

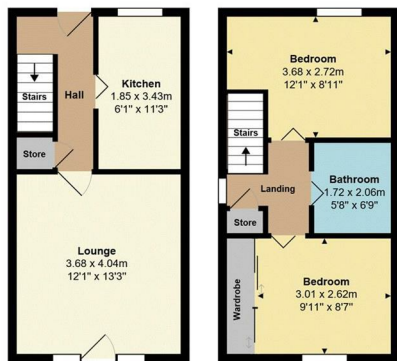
Ask us about....

**AUCTION**

**CONVEYANCING**

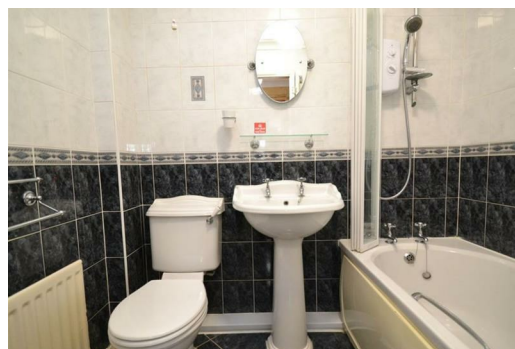
**MORTGAGES**

**SURVEYS**



Approx. Total Area: 55.9 m<sup>2</sup> ... 601 ft<sup>2</sup>

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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 |                    |                         |           |
| <b>England &amp; Wales</b>                  |                    | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      |                    | EU Directive 2002/91/EC |           |

**Townend Estate Agents**  
19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284  
104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

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