



£245,000

***THREE BEDROOMS* *HEART OF THACKLEY VILLAGE* *ATTRACTIVE FORMER MILL LOCATION* *CANAL & WOODLAND WALKS NEARBY* *GARDEN FRONT & REAR*
UPVC WINDOWS & NEW COMPOSITE FRONT DOOR *TWO PARKING SPOTS* *CONSERVATORY* *IMMACULATELY PRESENTED THROUGHOUT***

Townend Estate Agents offer for sale delightful three bedroom mews property Nestled in the charming heart of Thackley Village, this delightful property at Weavers Croft offers a perfect blend of comfort and convenience. With three bedrooms, a welcoming reception room and conservatory, 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 canalside/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. 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 new top spec composite front door, along with a small front garden and a larger, fully enclosed, sun trap rear garden. The property also benefits from loft storage space. The complex provides ample residents and visitor parking, with this property benefiting from two parking spots at the rear. This lovely home presents an excellent opportunity to buy 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



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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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

SALES • LETTING
 VAT Reg. No. 556 807 414
 Company No. 7191625. Registered UK.

