



£465,000

FOUR BEDROOMS *IMMACULATELY PRESENTED* *EXTENSIVE GARDENS* *RARE TO MARKET* *EXUDES CHARACTER & CHARM* *FANTASTIC MODERN KITCHEN* *SPACIOUS BASEMENT ROOMS* *AMPLE PARKING* *FANTASTIC BACKWATER LOCATION* *CLOSE TO AMENITIES OF THACKLEY & IDLE*

Townend Estate Agents offer for sale this immaculately presented semi-detached house, a true gem, showcasing the character and warmth of stone-built architecture. With four spacious bedrooms and two well-appointed bathrooms, this property offers ample space for families or those seeking room to grow. The heart of the home is undoubtedly the fantastic modern kitchen, which seamlessly opens into a formal dining room, creating an ideal setting for family gatherings and dinner parties. The thoughtful design ensures that the space is both functional and stylish, catering to the needs of contemporary living. One of the standout features of this property is the extensive rear garden, a rare find in the area. This outdoor space provides a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy the fresh air in a private setting. Additionally, the converted cellar rooms offer versatile options for additional living space or storage, enhancing the overall appeal of the home. Conveniently located on a quaint backwater this property is just a stone's throw away from the amenities of Thackley and Idle, ensuring that shops, schools, and recreational facilities are easily accessible. This delightful home combines character, modern comforts, and a prime location, making it an exceptional choice for anyone looking to settle in this vibrant community.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

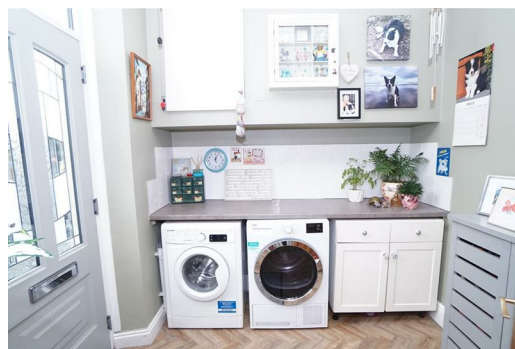
SURVEYS

Town Lane , BD10

Approximate Gross Internal Area = 244.0 sq m / 2626 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlads.co © (ID1290553)



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

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.

