



£375,000

FOUR BEDROOMS *QUIET CUL-DE-SAC LOCATION* *TWO RECEPTION ROOMS* *CONSERVATORY* *LONG DISTANCE VIEWS* *ELEVATED PLOT & ENVIABLE PLOT SIZE* *MASTER EN-SUITE* *FAMILY HOME* *GARAGE & AMPLE DRIVEWAY PARKING* *GARDENS FRONT & REAR*

Townend Estate Agents offer for sale this fantastic detached house, presenting an exceptional opportunity for families seeking a comfortable home in Thackley. Nestled in the serene cul-de-sac of Leys Close, this property boasts four generously sized bedrooms, designed to accommodate the needs of modern family living. Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. Adjacent to this, the conservatory providing a lovely spot to enjoy the garden views throughout the year. The kitchen is well-equipped and benefits from a utility space along with an adjoining W/C. The property also benefits from a second reception room/lounge with a lovely bay window seat. Ideal for larger families, or those that may require a home office/extra occasional bedroom. The property features a both a modern family bathroom and master en-suite, ensuring convenience for all family members. Additionally, the ample driveway parking accommodates a number of vehicles, along with visitors parking spots available opposite. Benefitting from an elevated plot position, this property enjoys fantastic views over the Aire Valley towards Baildon. Set on a quiet cul-de-sac this house offers a perfect retreat from the hustle and bustle of everyday life while still being conveniently close to the fantastic local amenities of Thackley, including independent pubs, shops, daily stores and cafe/restaurants. With Buck Woods, the Leeds-Liverpool canal and River Aire all on your doorstep, this property is also ideal for those who enjoy the outdoors.

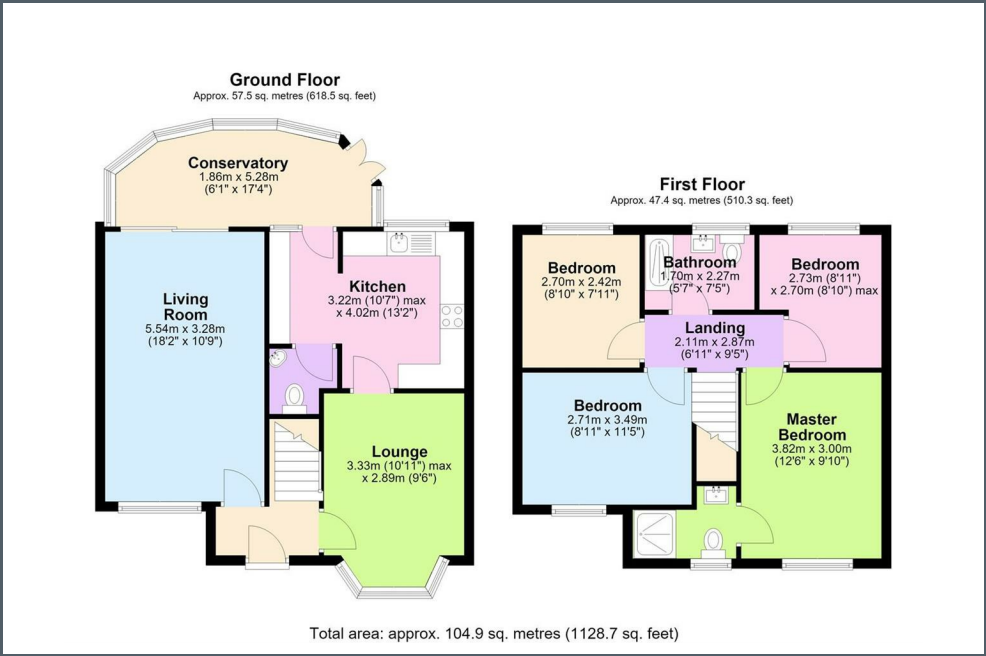
Ask us about....

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			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		