



LEEDS ROAD,
THACKLEY,
BRADFORD, BD10 8JZ

£120,000

1 Bedroom House

EPC Rating:

LINLEY &
SIMPSON

ATTENTION FIRST TIME BUYERS and INVESTORS. Available CHAIN FREE in Thackley, is this one/ two-bedroom stone end-terrace house. With a large living room, beautiful kitchen, impressive bathroom and a second floor dressing room/ occasional bedroom this house will appeal to a range of buyers.

Thackley is a village between Idle and Shipley, it is a village in its own right and is historic (possibly dating back to the Neolithic era!). The area is sought after area and has a fantastic mix of properties, ranging from 1800's stone built houses to modern luxury developments; but still manages to retain the community which makes Thackley stand out in Yorkshire! The location is very well connected with great road and bus links to surrounding towns and cities, but the village still has its semi-rural charm. With a proper village high street including local shops and pubs, it's not hard to see why Thackley is a popular place to live.

ACCOMMODATION

GROUND FLOOR

LIVING ROOM 16'9" X 11'11" (5.11 X 3.63)

Access from Leeds Road at the front is into the large, living room which has an eye catching, cast iron fireplace with a gas fire within it for heating the large room in Winter. The living room is spacious and the large space is illuminated by a large, front facing, bay window. This room is jam-packed with character features such as the lovely and rare curved walls surrounding the bay, original coving and high skirting boards.

KITCHEN 10'1" X 8'9" (3.07 X 2.67)

To the rear of the ground floor is the beautifully designed, modern kitchen which has smart wall and base units which are impressively topped with wooden worktops. There are integrated appliances and the room is very nicely tiled and benefits a large gas hob and electric oven. The kitchen also has the use of an external rear door.

LOWER GROUND FLOOR

CELLAR ROOM/ UTILITY 17'0" X 11'11" (5.16 X 3.63)

Accessed between the kitchen and living room is a staircase leading to the lower ground floor. This room has is a large space and has fantastic potential beyond useful storage space - although it is great storage space. The cellar has power and light and as such could be converted to an extra living space (STPP).

FIRST FLOOR

MASTER BEDROOM 11'11" X 10'11" (3.63 X 3.33)

To the front of the first floor is a large double bedroom which is the master. The master bedroom (like the rest of the house) has been done up by the current owner to a fantastic standard.

HOUSE BATHROOM

The house bathroom is a very impressive, modern, white four-piece suite comprising walk in shower, hand basin, toilet and a roll top bath. The bathroom is tiled and panelled and as such is a nice addition to the house.

SECOND FLOOR

DRESSING ROOM/ OCCASIONAL BEDROOM 12'5" X 10'11" (3.78 X 3.33)

On the second floor accessed by a fixed staircase, is a converted loft room which is illuminated by a velux style window. This room is currently being used as a dressing room but could be used a number of different ways by the lucky new buyer.

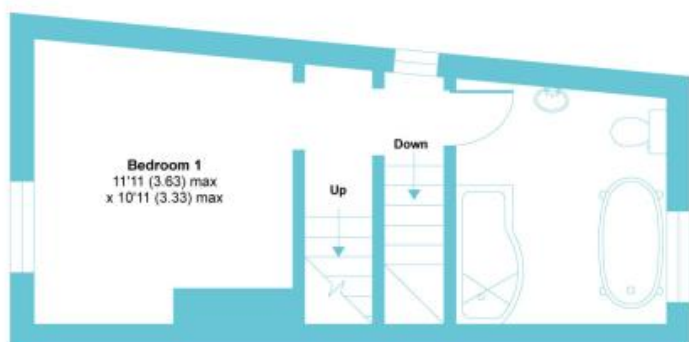
EXTERIOR

Externally there is a covered porch at the front of the characterful house. There is ample parking on the street to the side of the house and there is side access to the private rear garden via a side gate. The rear garden is paved so very low maintenance.

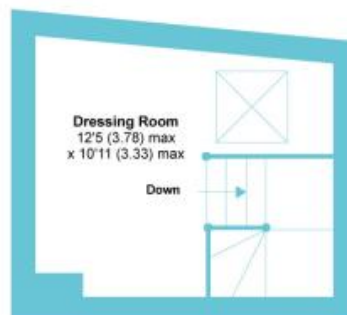


Leeds Road, Idle, Bradford, BD10

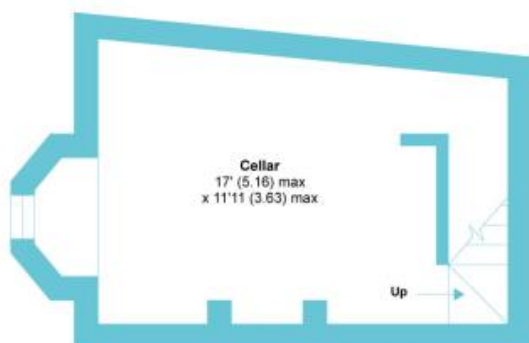
APPROX. GROSS INTERNAL FLOOR AREA 913 SQ FT 84.8 SQ METRES



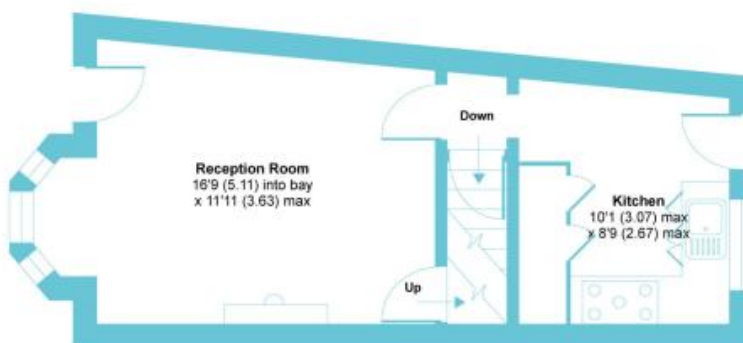
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2020 Produced for Linley & Simpson REF : 572323

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB.

You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.