



11 Little Hew Royd, Thackley, Bradford, BD10 8WR

NO CHAIN – Inner town house currently providing **TWO BEDROOM** accommodation which is further enhanced by: a **CONSERVATORY**, **OFF ROAD PARKING** and a pleasant **REAR GARDEN** . Of likely appeal to a variety of buyers including first time, this example offers new owners an opportunity to add their own mark and create a lovely home. Forming part of the ever popular original **COTE FARM** development, built around 20 years ago.

£160,000

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ENTRANCE VESTIBULE

LIVING ROOM 15'3" (4.65) x 12'4" (3.76) max including stairs

Useful understairs store - open arch leading to dining area

DINING AREA 8'1" x 6'1" (2.46m x 1.85m)

Access to kitchen and conservatory

KITCHEN 8'1" x 5'9" (2.46m x 1.75m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - plumbed for washing machine

CONSERVATORY 10'6" x 8'8" (3.2m x 2.64m)

LANDING Access to loft

BEDROOM 1 12'4" x 7'9" (3.76m x 2.36m)

BEDROOM 2 10'3" (3.12) plus robes x 8' (2.44)

Built in wardrobes

BATHROOM Three piece suite including "air bath" with shower over

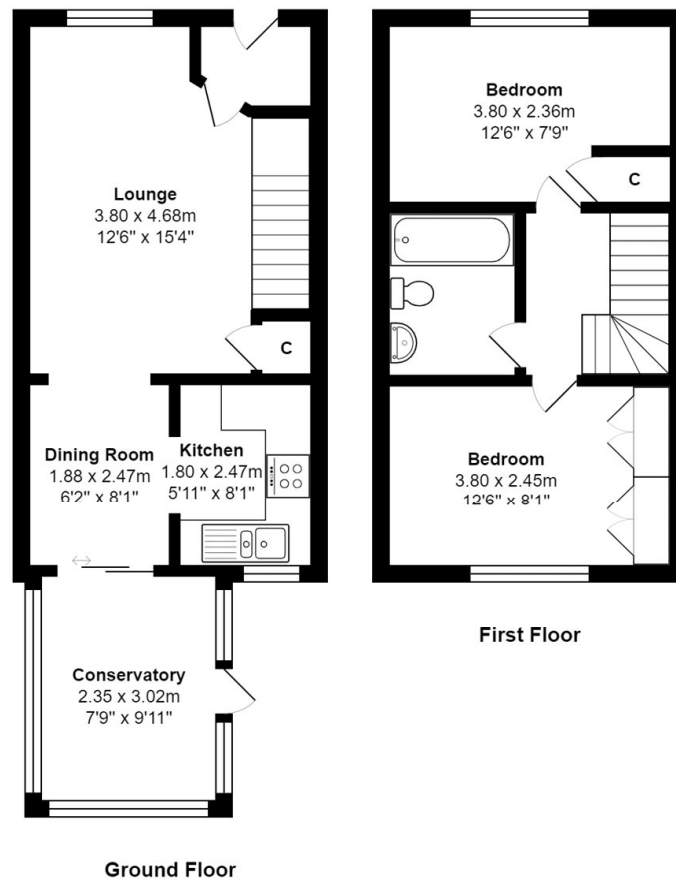
OUTSIDE Drive parking, small garden to front, garden to rear

COUNCIL TAX Bradford

Band B

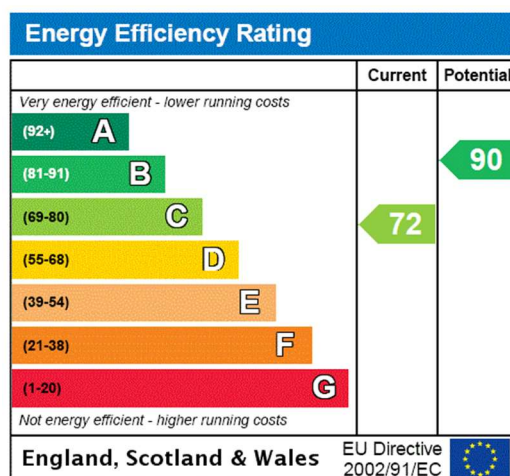
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 63.0 m² ... 678 ft²

All measurements are approximate and for display purposes only



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