



8 Renshaw Street, Thackley, Bradford, BD10 8PH

Family sized extended FOUR BEDROOM DETACHED within stepping distance of Thackley Primary, a hop, skip and a jump and you'll be in the school grounds! Benefiting from thoughtful improvements over recent years – including an impressive Wren kitchen. The near 26ft living room further enhances the appeal here. If you're looking for a good sized family detached, handy for Thackley village then this could be your next home! Contact Robert Watts to arrange your viewing today.

Guide Price £310,000 - £320,000

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COUNCIL TAX Bradford

Band D

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 25'8" (7.82) (overall) x 10'8" (3.25) (max) reducing to 8' (2.44)

Log burner stove, patio doors lead to conservatory

CONSERVATORY 12'1" x 7'2" (3.68m x 2.18m)

With insulated and tiled roof, for year round usability, providing access to rear garden

KITCHEN DINER 16'3" x 11'1" (4.95m x 3.38m)

Modern Wren kitchen installed within recent years - high gloss units, breakfast bar and ample integrated appliances, the metro style splashback tiling enhances this impressive room even further.

DINING ROOM 12' x 8'4" (3.66m x 2.54m)

LANDING Access to loft

BEDROOM ONE 12'7" (3.84) x 9'2" (2.8) (plus robes)

Built in wardrobes

BEDROOM TWO 11' x 9'2" (3.35m x 2.8m)

Built in wardrobes and storage cupboard

BEDROOM THREE 12' x 8'3" (3.66m x 2.51m)

BEDROOM FOUR 11' x 8'3" (3.35m x 2.51m)

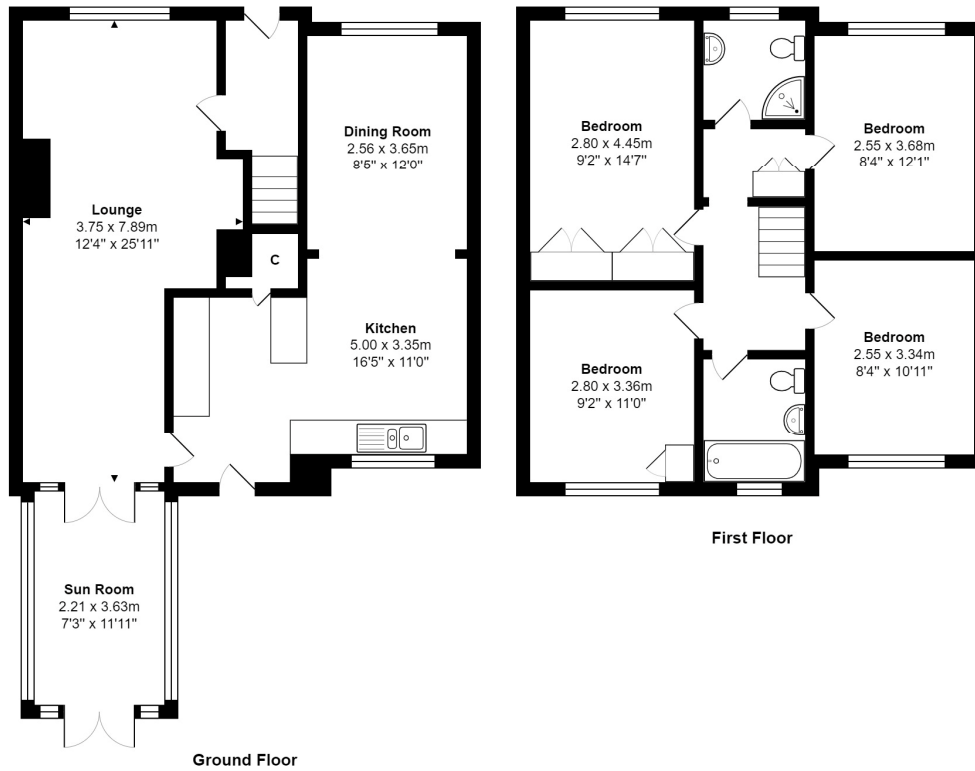
BATHROOM Three piece suite with over bath shower and screen. Part tiled walls.

SHOWER ROOM Shower cubicle, WC and wash basin

OUTSIDE Good size rear garden incorporating ample patio. Single garage with power. Double drive with parking for upto three cars.

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: 123.8 m² ... 1332 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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