



507 Leeds Road, Thackley, Bradford, West Yorkshire, BD10 8JZ

HEART OF THACKLEY! Walking distance to village amenities and schools. Impressive stone built terrace, currently providing THREE bedrooms, including good size ATTIC CONVERSION. Of likely appeal to a variety of buyers, this fine example offers WELL PRESENTED accommodation which is further enhanced by a useful cellar and a pleasant enclosed rear garden. Contact Robert Watts to arrange YOUR VIEWING today.

Asking Price £170,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

DIRECT ACCESS TO

LIVING ROOM 13'9" x 12'9" (4.2m x 3.89m)

INNER HALL Access to cellar

CELLAR With CHR, light and window

KITCHEN 12'7" x 8'8" (3.84m x 2.64m)

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

LANDING

BEDROOM 1 12'8" x 10'7" (3.86m x 3.23m)

BEDROOM 2 8'9" (2.67) x 7'3" (2.2) both max

Useful store closet

BATHROOM Three piece modern white suite

ATTIC 18' (5.49) max overall x 12'2" (3.7)

BUILDING REGULATIONS N.B We advise all interested parties to clarify the position regarding building regulations for any alterations or additions and any relevant planning permissions with their legal representative prior to proceeding.

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.





Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.