



39 Windhill Old Road, Thackley, Bradford, BD10 0SE

GUIDE PRICE £255,000 to £265,000

Reputedly dating back to circa 1800 - Grade 2 listed cottage forming part of this understandably sought after part of Thackley. Here we have a true paragon of its type, rest assured even the most discerning will be impressed! The circa 1,000 sq. ft. accommodation includes THREE GOOD SIZED BEDROOMS, a 24FT KITCHEN DINER, a BOOT ROOM and a bathroom with roll top bath. The beams, exposed stone detail and tasteful décor further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

Guide Price £255,000 to £265,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

39 Windhill Old Road, Thackley, Bradford, BD10 0SE

DIRECT ACCESS TO LOUNGE

LOUNGE 16'8" x 15'2" (5.08m x 4.62m)

KITCHEN DINER 24'1" x 6' (7.34m x 1.83m)

Selection of wall and base units, worktops with built in oven and hob, integrated dishwasher and store closet

BOOT ROOM Useful store with stairs to first floor

BEDROOM ONE 14'5" x 10'3" (4.4m x 3.12m)

BEDROOM TWO 13'6" x 13'2" (4.11m x 4.01m)

BEDROOM THREE 11' x 7'2" (3.35m x 2.18m)

BATHROOM Three piece white suite with over bath shower and screen

COUNCIL TAX Bradford

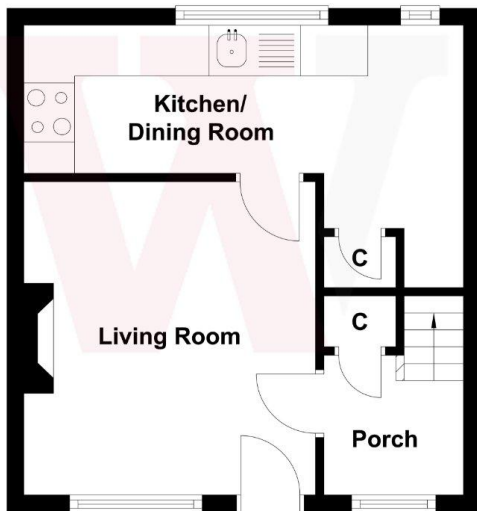
Band C

TENURE Freehold

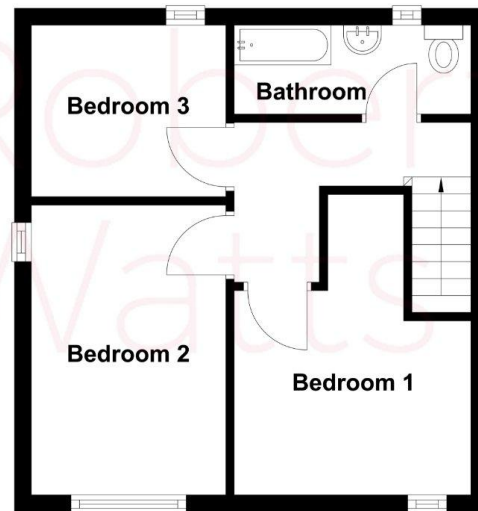
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 614804
 highfield@robertwatts.co.uk
 robertwatts.co.uk
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark