



6 Aire Street, Thackley, Bradford, BD10 8LA

Impressive stone terrace in the HEART OF THACKLEY village... currently providing FOUR BEDROOM accommodation arranged over three levels. Within walking distance of popular schools, village bars, shops, eateries and Buck Wood. This fine example is further enhanced by: USEFUL CELLAR, PLEASANT REAR GARDEN and a GOOD SIZE KITCHEN DINER. Contact Robert Watts to arrange YOUR VIEWING today.

Asking Price £210,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

DIRECT ACCESS TO

LIVING ROOM 13'9" x 12' (4.2m x 3.66m)

Stripped polished floor

INNER HALL Access to cellar

CELLAR With light and radiator

KITCHEN DINER 13'7" x 12'4" (4.14m x 3.76m)

Selection of wall and base units, worktops, sink unit - stone flagged floor

LANDING

BEDROOM 1 13'9" x 12' (4.2m x 3.66m)

Stripped polished floor

BEDROOM 2 9'4" x 7'5" (2.84m x 2.26m)

BATHROOM 9'3" x 4'6" (2.82m x 1.37m)

Three piece white suite - tiled floor, tiled walls

SECOND FLOOR

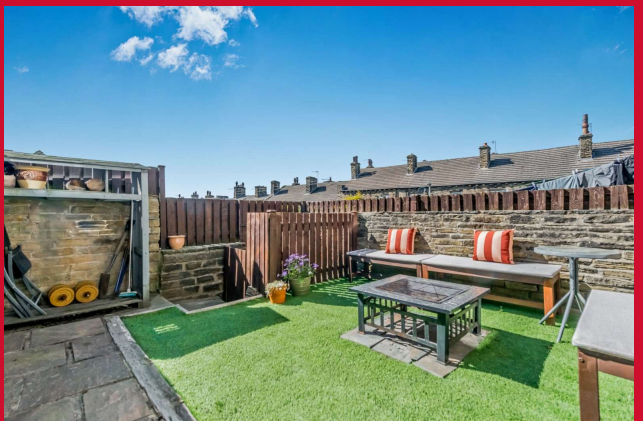
ATTIC BEDROOM 13'7" x 12'3" (4.14m x 3.73m)

ATTIC BEDROOM 13'8" x 11'9" (4.17m x 3.58m)

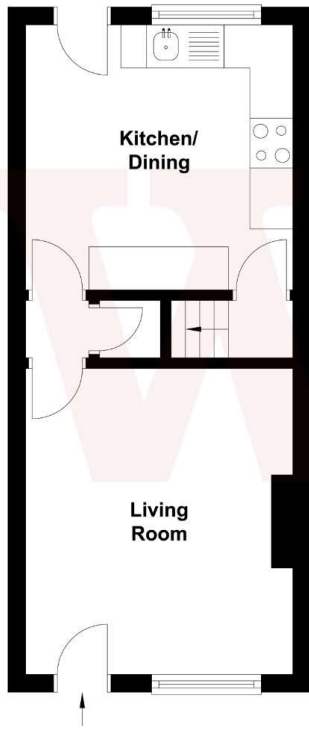
OUTSIDE Pleasant rear garden

BUYER INFORMATION Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

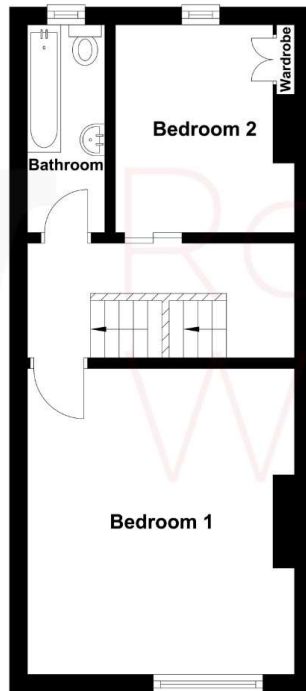
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



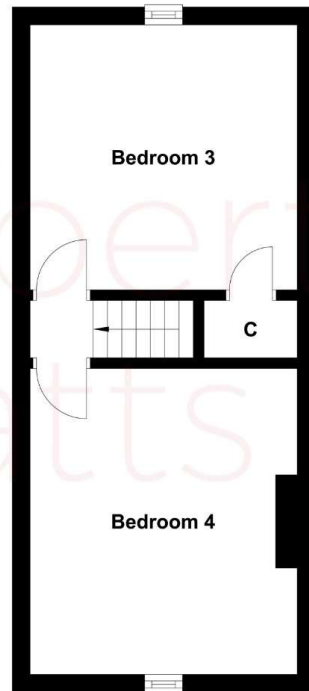
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		