



## 18 Cote Farm Lane, Thackley, Bradford, BD10 8WH

EXTENDED DETACHED - FOUR / FIVE BEDROOMS – THREE BATH / SHOWER ROOMS – Occupying an enviable plot and forming part of the ever popular Cote Farm development in Thackley. We feel this generously sized example will appeal to a variety of buyers, especially those looking to add their own touches. Handy for village amenities, access to train stations and within walking distance of local schools. Contact Robert Watts to arrange YOUR VIEWING today.

**£349,950**

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# 18 Cote Farm Lane, Thackley, Bradford, BD10 8WH

**ENTRANCE HALL** W.C off and under stairs store

**LOUNGE** 13'8" x 11'6" (4.17m x 3.5m)

**DINING ROOM** 17'7" x 9'6" (5.36m x 2.9m)

**WET ROOM** Shower area, w.c and vanity basin

**UTILITY ROOM/REAR HALL** Plumbed for automatic washer

**GROUND FLOOR ROOM/BEDROOM** 12'8" x 8'7" (3.86m x 2.62m)

Door to rear garden

**KITCHEN** 19'2" x 11'8" (5.84m x 3.56m)

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

**FIRST FLOOR LANDING** Access to loft and store cupboard

**BEDROOM ONE** 11'9" x 11'8" (3.58m x 3.56m)

Built in store closet

**EN-SUITE** Comprising of shower cubicle, w.c and vanity basin

**BEDROOM TWO** 11'3" x 6'7" (3.43m x 2m)

**BEDROOM THREE** 10'6" x 9'9" (3.2m x 2.97m)

Built in store closet

**BEDROOM 4** 9'4" x 8'2" (2.84m x 2.5m)

**BATHROOM** Three piece white suite

**OUTSIDE** Drive and open garden to front, pleasant split level garden to rear

**COUNCIL TAX** Bradford

Band E - with improvement indicator

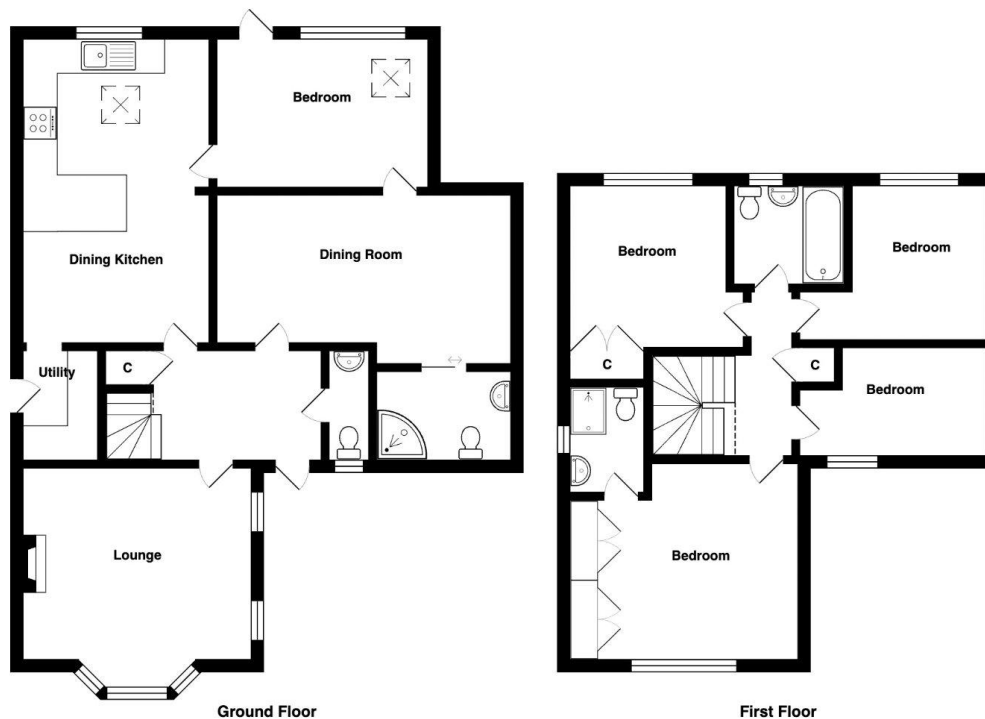
**TENURE** Freehold

**BUILDING REGS** N.B We advise all interested parties to clarify the position regarding building regulations 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.







Total Area: 128.7 m<sup>2</sup> ... 1386 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		