



618 Leeds Road, Thackley, Bradford, BD10 8JJ

Victorian end terrace currently providing THREE DOUBLE BEDROOM accommodation. Much improved by the current owners in recent years, so YOU don't have to! This fine example offers a fine blend of period features together with modern décor and fixtures. The TWO FULL HEIGHT CELLAR ROOMS and RESIDENT PARKING TO THE REAR further add to the appeal here. A short walk to all the amenities on offer in Thackley village and within reach of both primary and secondary schools. Contact Robert Watts to arrange YOUR VIEWING today.

£185,000

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

618 Leeds Road, Thackley, Bradford, BD10 8JJ

ENTRANCE HALL Tiled floor

LIVING ROOM 15' x 11'3" (4.57m x 3.43m)

Wood burner fire

KITCHEN 15' x 11'9" (4.57m x 3.58m)

Selection of modern wall and base units, worktops, sink unit, plumbed for washing machine - tiled floor

CELLAR ROOM 1 15' x 14'10" (4.57m x 4.52m)

CELLAR ROOM 2 14'11" x 12' (4.55m x 3.66m)

LANDING

BEDROOM 1 12'5" (3.78) x 8'5" (2.57) to chimney breast

Useful store closet

BEDROOM 2 14'9" (4.5) x 7'9" (2.36) to chimney breast

BATHROOM Three piece suite, tiled walls and floor

ATTIC 20' (6.1) max overall x 15' (4.57)

Velux and gable window

OUTSIDE Pleasant gardens front and rear, the adjoining properties have access rights via rear garden

PARKING There are 9 parking spaces to the rear for the exclusive use of the five houses in the row.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		