MARTIN S.
ESTATE AGENTS
LONSDALE







17 Far Crook, Thackley,BD10 8WF

Asking Price

£225,000

LINK DETACHED

ATTRACTIVE CUL-DE-SAC

GARAGE CONVERSION SITTING ROOM

GREAT YOUNG FAMILY HOME

3 BEDROOMS

POPULAR DEVELOPMENT

ENCLOSED SW FACING REAR GARDEN

490 LEEDS ROAD, THACKLEY, BRADFORD BD10 8JH TEL: (01274) 622073 FAX: (01274) 620570
www.lonsdales-estates.co.uk
E-mail: martin@lonsdales-estates.co.uk
Members of the Guild of Professional Estate Agents

A RARE OPPORTUNITY TO ACQUIRE A LINK DETACHED MARSTON SITUATED IN THIS PHASE 3 PART OF COTE FARM * THE GARAGE HAS BEEN CONVERTED TO AN ADDITIONAL SITTING ROOM GIVING MORE FAMILY SPACE * REAR ENCLOSED SW FACING GARDEN * THIS IS A LOVELY WELL PRESENTED PROPERTY OFFERING A DETACHED STYLE FOR LESS MONEY * SUPERB YOUNG FAMILY HOME *



Hall: Front door into hallway, laminate floor, ch radiator, coving, staircase, alarm panel, thermostat control.

Cloaks: Frosted Upvc dg window, wc and wash basin, ch radiator.



Lounge: 4.57m x 2.77m (15'0 x 9'10). Upvc dg bay window to front, double ch radiator, coving, oak fireplace surround with granite back & hearth, living flame pebble stainless steel fire, side Upvc dg window, telephone and TV points.

Garage Conversion to an additional sitting room: 4.85m x 2.56m (15'10 x 8'4). Upvc dg window to front, ch radiator, Upvc dg patio doors to rear, inset ceiling lights.



Kitchen Dining Room: 4.96m x 4.32m (16'3 x 14'2). In the dining area is a Upvc dg window to rear, double ch radiator, coving, carpeted to the floor, pantry cupboard. In the kitchen are wall & base units in cherry beech with stainless steel T bar handles, work tops with under lighting and mosaic tiling above, extractor over a 4 ring gas hob in stainless steel, built in electric oven in stainless steel all by Bosch, plumbed for an auto-washer, space for a tall boy fridge freezer, inset chrome ceiling lights, Upvc dg windows to rear & side, entrance door, Glow Worm Ultra Com 15hxi boiler in a wall unit.

Landing & Stairs: Ch radiator, airing cupboard, Upvc dg window to rear, coving, access into the roof space which is 2/3 boarded with drop down ladder.



Bedroom 1: 3.16m x 2.77m (10'4 x 9'10). Upvc dg window to front, coving, ch radiator, dressing area with configured mirror sliding robes.

En-Suite: 2.28m x 1.49m (7'5 x 4'9). Fully tiled Mira Select field back shower cubicle, extractor,inset chrome ceiling lights, ch radiator, wash basin and wc in white, frosted Upvc dg window, part tiled.

Bedroom 2: 3.13m x 2.71m (10'3 x 8'9). Upvc dg window to rear, ch radiator, coving, cupboard robe.

Bedroom 3: 2.80m x 2.28m (9'2 x 7'5). Upvc dg window to rear, ch radiator.

Bathroom: 2.71m x 1.73m (8'9 x 5'7). Three piece suite, part tiled, fold back shower glass screen, contemporary chrome mixer tap, frosted Upvc dg window, inset chrome ceiling lights, ch radiator, coving.

Externally: Low level manicured lawned garden, borders, drive for 2 cars

PARTICULARS MISREPRESENTATION ACT 1967 These particulars do not form any part of any contract and any statements are made without responsibility on the part of the agents or the clients. Applicants must investigate for themselves that statements are correct and no agents whether Director or Employee has the authority to make any representation or warranty whatsoever in respect of this property NB FITTED APPLIANCES /MAINS HAVE NOT BEEN TESTED FOR WORKING ORDER. All measurements have been taken using electronic measuring devices and are only approximate.

leading to the garage, up & over door,light, power and water, rear door.
Gated access to the side onto the rear SW facing landscaped garden, flagged patio, water tap, lighting, raised wall with established borders, recently replaced raised decking area, water butts.

PARTICULARS MISREPRESENTATION ACT 1967 These particulars do not form any part of any contract and any statements are made without responsibility on the part of the agents or the clients. Applicants must investigate for themselves that statements are correct and no agents whether Director or Employee has the authority to make any representation or warranty whatsoever in respect of this property NB FITTED APPLIANCES /MAINS HAVE NOT BEEN TESTED FOR WORKING ORDER.
All measurements have been taken using electronic measuring devices and are only approximate.

MARTIN S.
ESTATE AGENTS
LONSDALE









490 LEEDS ROAD, THACKLEY, BRADFORD BD10 8JH TEL: (01274) 622073 FAX: (01274) 620570
www.lonsdales-estates.co.uk
E-mail: martin@lonsdales-estates.co.uk

Members of the Guild of Professional Estate Agents











PARTICULARS MISREPRESENTATION ACT 1967 These particulars do not form any part of any
contract and any statements are made without responsibility on the part of the agents or the clients.
Applicants must investigate for themselves that statements are correct and no agents whether Director or Employee has the authority to make any representation or warranty whatsoever in respect of this
property NB FITTED APPLIANCES /MAINS HAVE NOT BEEN TESTED FOR WORKING ORDER.
All measurements have been taken using electronic measuring devices and are only approximate.