MARTIN S.
ESTATE AGENTS
LONSDALE







Park Road, Thackley,

Asking Price

£229,950

SUPERB EX WEAVERS COTTAGE

PLUS MEZZANINE

BEAMS - MULLION WINDOWS

ALL LOCAL AMENITIES ARE WITHIN WALKING DISTANCE

THREE GOOD SCHOOLS 1/4 MILE AWAY

VIEWING ESSENTIAL TO APPRECIATE

3/4 BEDROOMS

LOTS OF CHARACTER

SITUATED IN THE HEART OF THE VILLAGE

CAFES BARS AND RESTAURANTS CLOSE BY

GREAT COMMUNICATION LINKS FOR LEEDS

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

3/4 BEDROOM EX WEAVERS COTTAGE ON THREE LEVELS * LOTS OF CHARACTER WITH MULLION WINDOWS AND BEAMS * FEATURE SPIRAL STAIRCASE TO A MEZZANINE ROOM * 2 RECEPTIONS * KITCHEN DINING ROOM * LARGE LOUNGE BUT COULD BE A MASTER BEDROOM OR STUDIO THE CONFIGURATION IS HOW YOU WANT TO UTILISE THIS AREA * LARGE FRONT GARDEN WITH GATED ACCESS TO A DRIVE FROM PARK ROAD * SITUATED IN THE HEART OF THE VILLAGE * CLOSE TO ALL THE LOCAL AMENITIES * NEW BARS AND RESTAURANTS ALONG WITH LOCAL SHOPS ARE WITHIN EASY WALKING DISTANCE * EXCELLENT TRANSPORT LINKS TO LEEDS CLOSE BY * THIS PROPERTY WILL BE APPRECIATED BY A DISCERNING BUYER LOOKING FOR THE WOW FACTOR AND A PERIOD STONE COTTAGE OF THIS STANDING * VIEWING A MUST *





Here we have a Grade 11 listed ex'weavers cottage on three levels, offering 3/4 bedroom accommodation planned around how you would wish to utilise the space. Presently configured with a ground floor entrance hall, kitchen dining room with wall & base units and solid butcher block work surfaces in keeping with the style of the property, lounge or dining room, access to the dry keeping cellar, first floor, spacious landing with a storage cupboard, natural original wood stripped flooring, 2 double bedrooms, fully tiled bathroom in white with Mira 415 shower over the bath, second floor, large room presently used as the lounge with natural polished wood floor, this room could be the master bedroom, or could easily be a studio with all the natural light facing south that this room enjoys, from this room there is another double bedroom 3, from the lounge there is a cast iron black spiral staircase which leads up to the mezzanine with fold back shutters which is presently used as an unofficial bedroom with plenty of under drawing storage and dg skylight velux with black out blind. The property has lots of period features which you would expect to see in this large home, such as beams, mullion wood dg windows throughout. Benefitting from a new (3/19) Viessmann condensing boiler. Externally the property has the advantage of a large front garden comprising, pergola and patio area, lawned garden with established and well stocked borders, garden shed, double gated access offering a drive with off road parking. To the rear is a view with open aspect onto a field. Overall this is a home that will appeal to a growing family or professional couple where the home offers plenty of space throughout.





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.



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.