



## 18 Little Hew Royd, Thackley, Bradford, West Yorkshire BD10 8WR

- Stunning two bedroom middle town house
- French doors leading to landscaped enclosed rear garden
- Exceptional quality throughout
- Comprehensively refurbished and improved to exacting standards
- Impressive kitchen & bathroom fittings
- Off road parking / cul de sac courtyard position
- Superb open plan living area
- Gas central heating and uPVC double glazing

**£210,000 Freehold**





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### DESCRIPTION

This impeccable home will be of interest to a variety of buyers and presents an excellent opportunity to acquire a comprehensively refurbished and improved two bedroom property with a stunning landscaped garden and ample off road parking facilities.

Located on the Cote Farm Estate, Thackley the property is ideally placed for local amenities and within easy reach of nearby Shipley which offers a superb range of shopping and leisure facilities together with train station providing links to Leeds, Bradford, Skipton & Ilkley.

With plenty of the 'wow factor' the property provides a superb open plan ground floor living space incorporating living, dining and kitchen areas - oak flooring runs throughout, the well planned kitchen incorporates a good range of units finished in a high gloss white with integral gas hob and electric oven, double opening uPVC French doors lead out to the adjoining landscaped rear garden.

At first floor level there is a landing area, two double bedrooms both having fitted storage and the stunning shower room includes a walk in shower with rain head shower fitting, contemporary wall mounted hand basin with mixer tap and wall hung w.c.

Externally there is a pebbled for garden, tandem off road parking for two vehicles and a real features is the landscaped enclosed rear garden which enjoys Indian Stone paved patio areas and lawn.

This is an excellent home that is certainly worthy of further consideration - viewings are highly recommended.

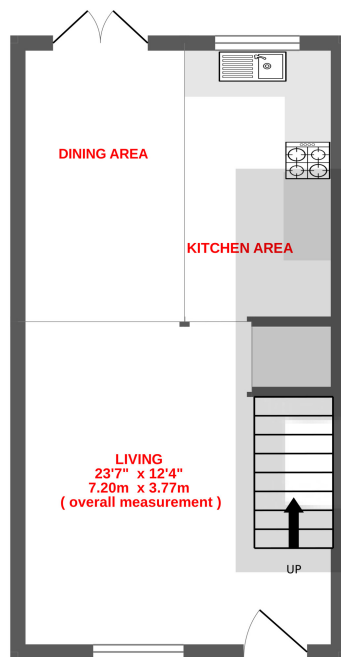




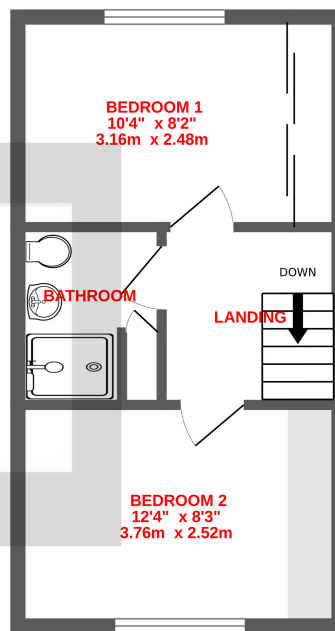




GROUND FLOOR



1ST FLOOR



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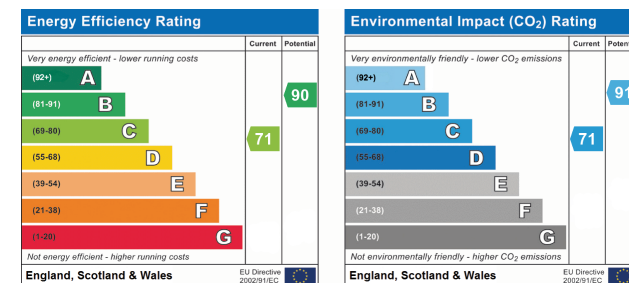
info@jstates.co.uk

### Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.