DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Offers in the region of £220,000

- Semi-detached home
- Sought after Thackley village
- Three bedrooms
- Offering ample potential
- Driveway and garage to the side
- Gardens front and rear

2 Jowett Park Crescent, Bradford, West Yorkshire, BD10 0SX

A semi-detached property which boasts good size family living accommodation, gardens to the front and rear and a desirable location. Making an excellent purchase for a wide variety of buyers, an early viewing is strongly recommended.

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Bradford 5 miles, Leeds 11 miles, Skipton 17 miles (all distances approximate)

General remarks

A semi-detached family home in the well sought after location of Thackley with gardens, driveway and garage.

The property boasts

having three bedrooms and is brimming with potential to become an exceptional family home. Set within a highly desirable location and enjoying private gardens to the front and rear, an early viewing of this tremendous property is strongly recommended as we expect it to appeal to a wide variety of potential purchasers.

The living accommodation briefly comprises of; entrance hallway, through lounge, dining room and the fitted kitchen all on the ground floor. Leading to the first floor there are two double bedrooms, a single bedroom and the house bathroom. Loft hatch gives access to a usable attic space. Externally the property enjoys well stocked gardens to the front and rear with mature flower beds and shrubs, and lawned spaces. There is a driveway to the side leading to a single garage at the rear and paved paths to front, side and rear.

Situated a stones throw from the villages of Thackley and Idle the property benefits from the locality of shops, schools, bars and restaurants together with the public transport links to Leeds, Bradford and Shipley. Thackley

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently C

Tenure, Services & Parking

- Freehold
- Driveway and single garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

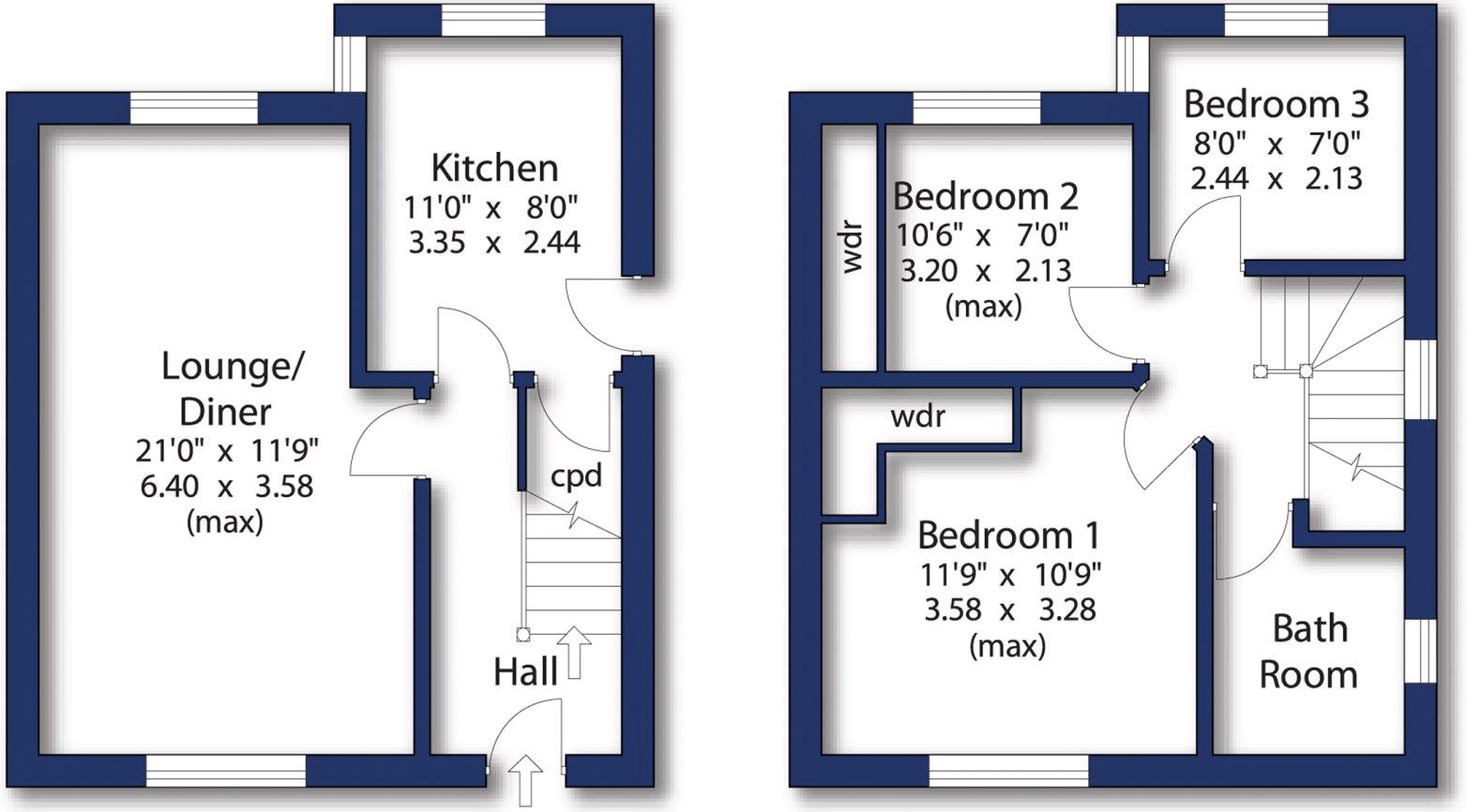
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

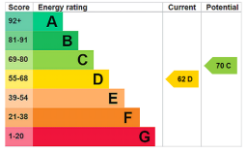
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Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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