



Guide Price £245,000

- Semi detached property
- Three bedrooms
- Private parking
- Lawned rear garden
- Modern throughout
- Prestigious residential development

12 Little Cote View, Thackley, Bradford, BD10 8FL

A beautifully presented three bedroom semi detached home offering attractive living accommodation enjoying gardens and driveway delightfully situated on a prestigious residential development.

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General remarks

Delightfully situated within a popular and convenient residential location is a well established three bedroom semi detached home offering good sized family living accommodation planned over

three floors. The property benefits from modern fixtures and fittings throughout and, together with the size of the rooms, would appeal to a wide variety of potential buyers and an early inspection is highly recommended.

The property briefly comprises entrance hall, cloakroom WC, lounge with french doors to the rear and kitchen diner with range of quality base and wall units with integrated appliances. The first floor landing then provides access to two of the bedrooms, the modern family bathroom and stairs rising to the second floor. The second floor houses the master bedroom with ensuite and fitted wardrobes. Outside the property benefits from a front and rear garden which are mainly laid to lawn. To the front there is a

driveway.

The property is located within a popular residential housing estate which is close to Shipley. Shipley market town offers its residents an array of good quality amenities and well respected primary and secondary schools nearby. Shipley is approximately one mile distant offering superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.

Council Tax

The City of Bradford Metropolitan District Council - Council Tax Band C

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Driveway

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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