



Far Crook, Bradford, BD10

£250,000

None

Tenure: Freehold, **Bedrooms:** 4

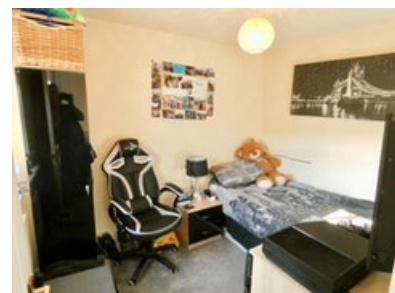
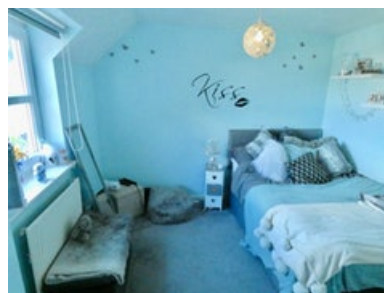
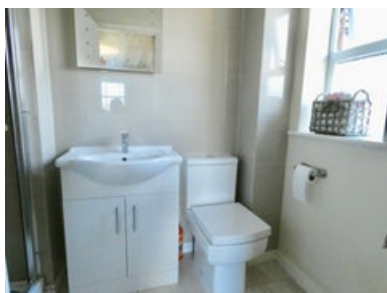
Well presented three/four bedroom detached family home with garage conversion. Located in a quiet cul-de-sac setting in the popular Cote Farm development in Thackley, situated within easy reach of a good range of local shops, amenities and popular schools in the village and

Key features:

- Three/Four bedrooms
- Kitchen diner
- Playroom and study
- Downstairs WC
- Ensuite shower room to master bedroom
- Enclosed rear garden with lawn and patio area
- Close to local shops amenities and schools
- Garage conversion - 4th bedroom/playroom and study
- House bathroom with three piece cream suite
- External store/Utility room
- Off street driveway parking for two cars
- Quiet cul-de-sac location with far reaching views
- South facing rear garden

Extra info:

- **Property Age:** 16 years
- **Council Tax:** Band D (£1640.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Well presented three/four bedroom detached family home with garage conversion. Located in a quiet cul-de-sac setting in the popular Cote Farm development in Thackley, situated within easy reach of a good range of local shops, amenities and popular schools in the village and transport links providing easy access to Bradford, Leeds and the wider region. The property boasts a good sized living room, large kitchen diner with a range of fitted appliances, a garage conversion which can be used as a playroom or fourth bedroom, study and downstairs WC to the ground floor. To the first floor there are three well proportioned bedrooms, the master benefiting from an ensuite shower room and there is a house bathroom with three piece cream suite. Externally, there is an enclosed south facing rear garden with lawn and patio area with access to a useful external storage area and off street driveway parking to the front.

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The accommodation comprises:

Hall

New composite door with glass panels.

Living Room 4.65m (15'3") x 3.02m (9'11")

Double glazed window to side, double glazed box window to front, radiator, telephone point, TV point.

Kitchen/Dining Room 4.87m (16') max x 4.35m (14'3")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, fitted electric double oven, built-in four ring electric hob with extractor hood over, two double glazed windows to rear, double glazed window to side, storage cupboard, two radiators, part double glazed entrance door.

Play Room 3.10m (10'2") x 2.57m (8'5")

Double glazed window to front, radiator, door to:

Study 2.57m (8'5") x 1.67m (5'6")

Double glazed window to side, radiator.

WC

Obscure double glazed window to side, fitted with two piece suite comprising pedestal wash hand basin with tiled splashback and low-level WC, radiator.

External Store

Plumbing for washing machine, half double glazed entrance door.

First Floor

Landing

Double glazed window to rear, radiator, access to loft, storage cupboard.

Bedroom 4.24m (13'11") max x 3.02m (9'11")

Double glazed window to front, radiator, TV point, fitted made to measure wardrobes, bedside cabinets, chest of drawers and dressing table, door to:

En-suite

Fitted with three piece suite comprising wash hand basin with base cupboard under and mixer tap, tiled shower cubicle and low-level WC, full height tiling to all walls, obscure double glazed window to side, heated towel rail, tiled flooring.

Bedroom 3.50m (11'6") max x 3.12m (10'3")

Double glazed window to front, storage cupboard, radiator, TV point.

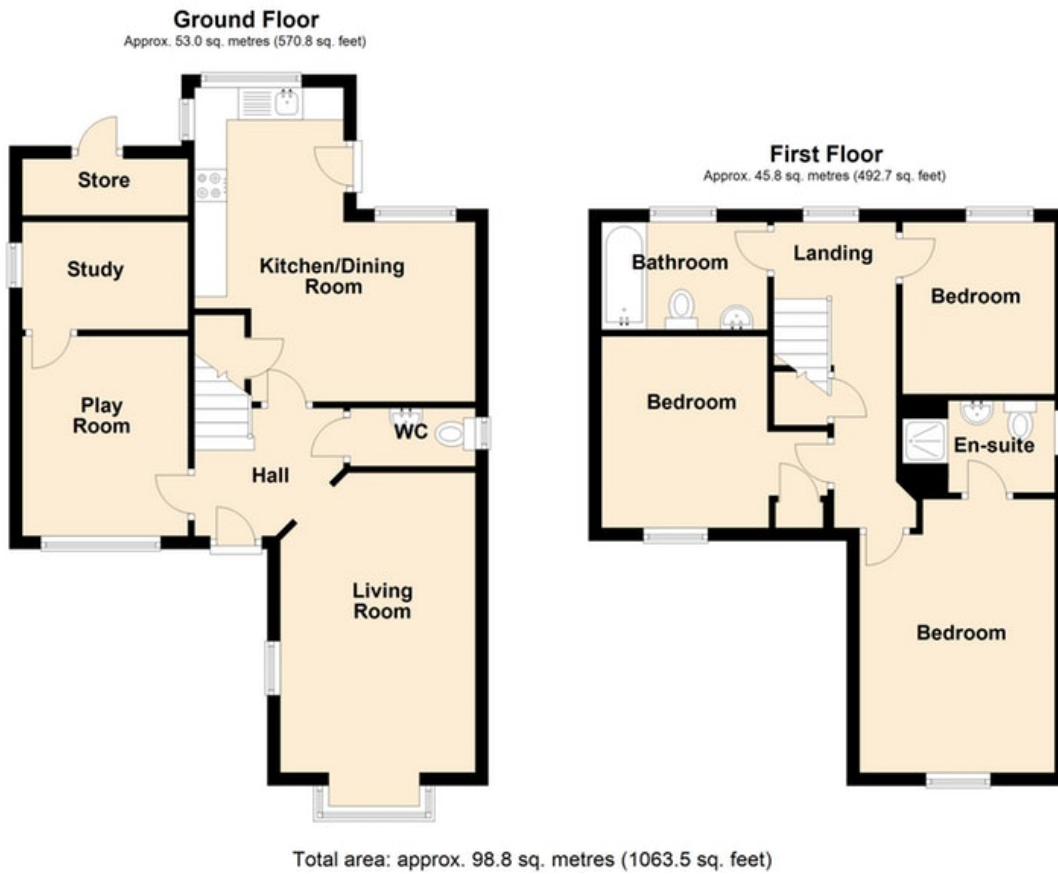
Bedroom 2.87m (9'5") x 2.29m (7'6")

Double glazed window to rear, radiator, TV point.

Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment off telephone style mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, obscure double glazed window to rear, radiator.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

1, Far Crook, Thackley, BRADFORD, BD10 8WF

Dwelling type: Detached house	Reference number: 8705-6528-4040-8911-4926
Date of assessment: 29 August 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 September 2015	Total floor area: 97 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,216
Over 3 years you could save	£ 966

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 186 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 966 over 3 years</p> </div>
Heating	£ 2,313 over 3 years	£ 1,830 over 3 years	
Hot Water	£ 531 over 3 years	£ 234 over 3 years	
Totals	£ 3,216	£ 2,250	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.7em;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #66c2a3; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #c6e0b4; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #fce5cd; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #fff2cc; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #f4cccc; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #e06666; color: white;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.6em;">Current</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">63</td></tr> </table>	Current	63	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.6em;">Potential</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">83</td></tr> </table>	Potential	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A														
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 240
2 Low energy lighting for all fixed outlets	£60	£ 153
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 441

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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