



£135,000

BUILDING PLOT WITH OUTLINE PLANNING* *FANTASTIC LOCATION* *PLANNING FOR FOUR BEDROOM DETACHED HOME* *APPROX 2000sq ft* *QUIET BACKWATER* *OVERLOOKING FIELDS* *SHORT WALK ON THE CANAL TO APPERLEY BRIDGE* *EXCELLENT SCHOOLS NEARBY

Townend Estate Agents offer for sale this building plot with outlined planning permission for a SPACIOUS, INDIVIDUAL four bedroom detached home of some 2000 square feet. Located on a quiet backwater in the ever popular village of Thackley, just behind the village duck pond. With a variety of independent shops, eateries & bars, Thackley is quickly becoming a hub of local activity. A stones throw from the Leeds-Liverpool canal, the river Aire and Buck Woods, ideal for scenic walks! With the excellent Idle C of E, Thackley Primary, Woodhouse Grove & Bronte House schools nearby, perfect for growing families. Just a short walk along the canal to Apperley Bridge marina, or a short drive to the train station, ideal for those commuting the Leeds, Bradford or further afield.

See planning reference below for all planning documents.
Planning Reference - 21/00356/OUT.

Ask us about....

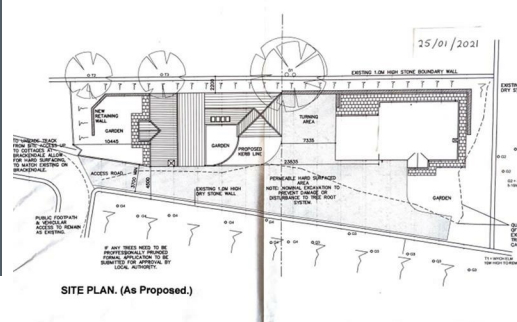
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Approximate Gross Internal Area (Including Garage)
180.8 sq m / 1946 sq ft



PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive minimum 2018

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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