



£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.

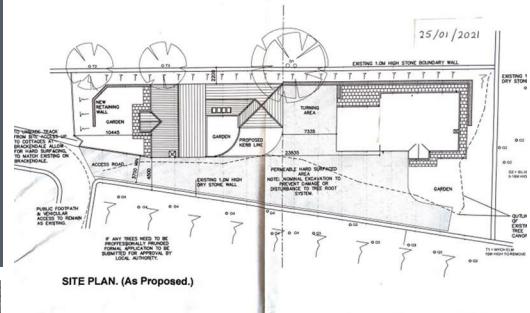
Ask us about....



Brackendale, BD10
Approximate Gross Internal Area (including Garage)
180.8 sq m / 1946 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: Whilst we endeavour to make our sales details accurate and reliable, they should not be relied on as statements or representations or fact and do not in any way constitute a contract.

Prospective purchasers should satisfy themselves that dimensions are correct and that mains services are operational.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	Very environmentally friendly - lower CO ₂ emissions (B2 plus)	A
(B1-81)	B	(B1-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-65)	D
(29-54)	E	(39-54)	E
(21-38)	F	(21-31)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

Townend Estate Agents

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