



Bowling Green House
Thackley Road
Thackley
BD10 0RT
Asking Price £695,000

HUNTERS®
EXCLUSIVE

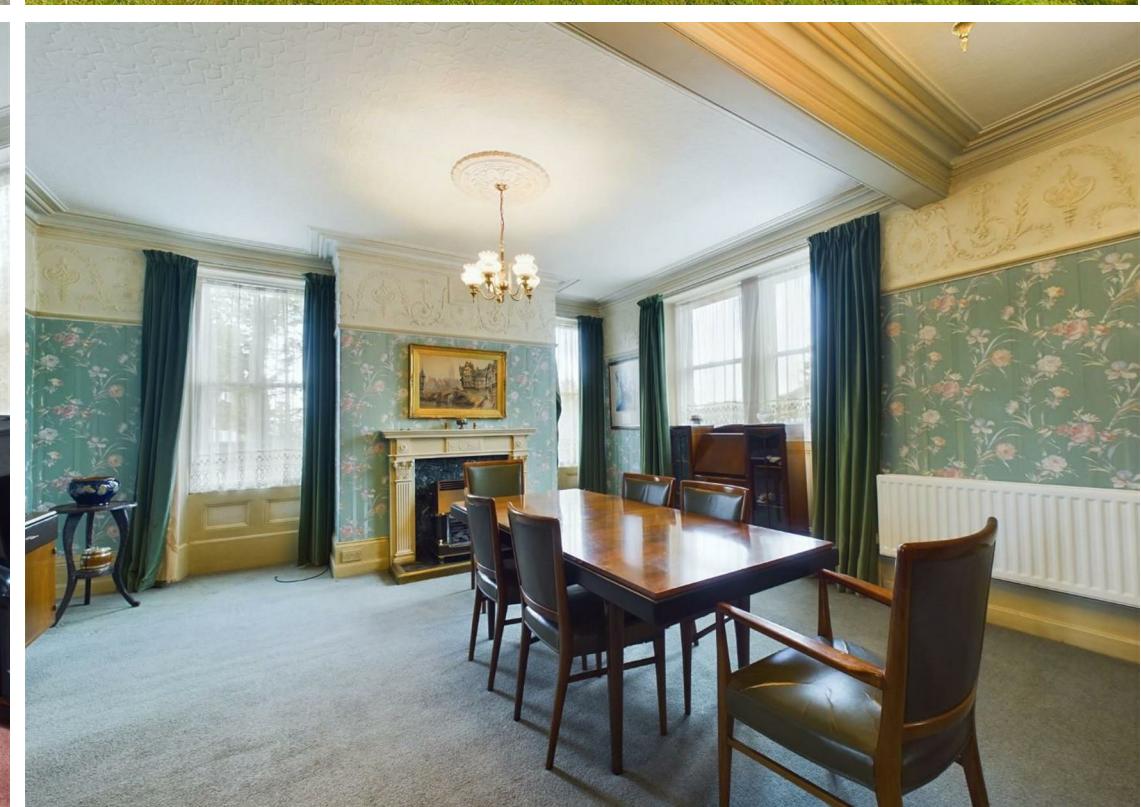
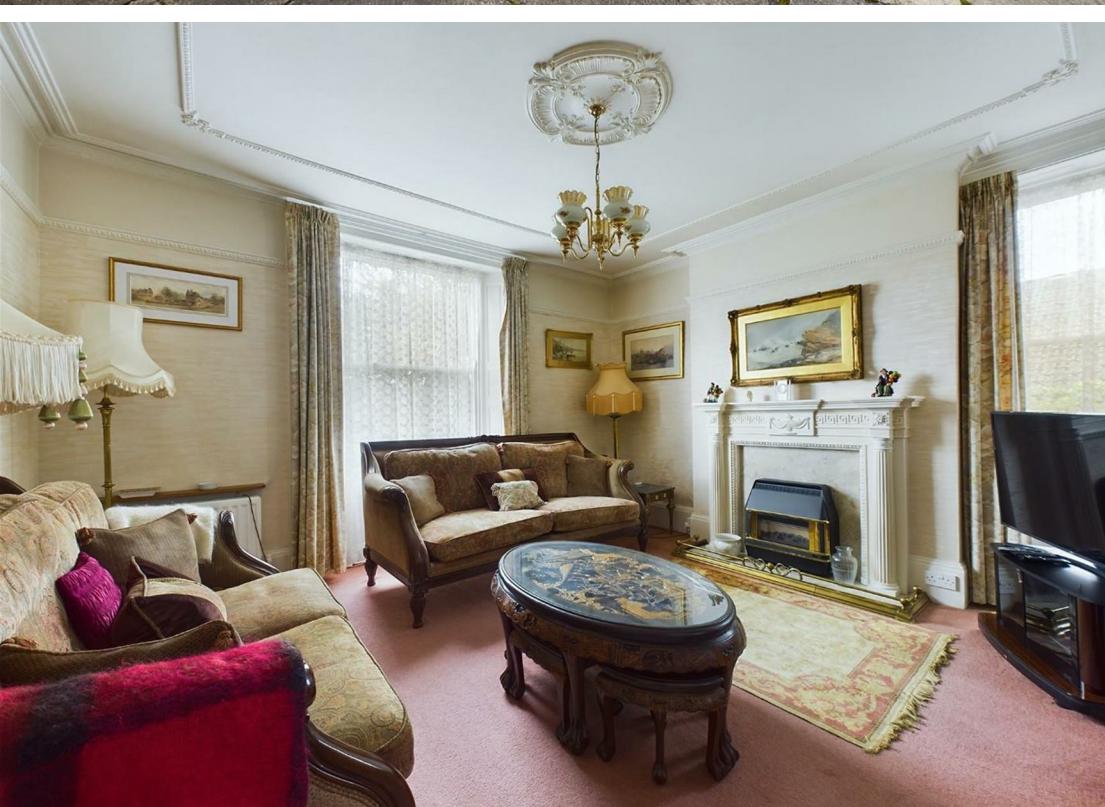
Thackley Road, Thackley

DESCRIPTION

Hunters Exclusive are delighted to offer to the market this imposing and historic residence. This Grade II Listed property is known as "Bowling Green House" and is estimated to date back to the early 1800s. The property is of further historic interest. Internally this magnificent residence is steeped in character with features at every turn, these include solid fuel fires, deep skirting boards, feature ceiling coving and roses and stone mullion windows to name a few. Internally the property is accessed via a reception hallway and comprises of to the ground floor lounge, formal dining room, sitting room which is currently used as a ground floor bedroom with shower and w/c and kitchen. There is also a good size cellar space which offers flexibility to be used for a variety of uses subject to any necessary permissions. To the first floor there is a central landing, master bedroom with en-suite, three further bedrooms, study and house bathroom. There is also a useful attic space which consists of three rooms that accessed via a fitted staircase, it may lend itself to formal conversion to further living accommodation subject to the necessary approvals. Externally the property is accessed via double gates leading to the courtyard and quadruple garage. There are further extensive lawned gardens with a variety of plants trees and pleasant side patio garden space.. The property is well situated for access to surrounding areas and further afield with Apperley Bridge Train Station situated less than two miles away and only circa six miles from Leeds Bradford Airport. This must be one of Thackleys most prestigious properties and not too be missed

- Grade II Listed
- 5/6 Bedrooms
- 3 Reception Rooms
- Useful Attic and Cellar Spaces
- Quadruple Garage
- Good Size Plot







Approximate total area⁽¹⁾
4273.92 ft²

Reduced headroom
384.95 ft²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency 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			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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