



Offers In The Region Of £149,950

NEW PRICE* *TWO BEDROOMS* *WELL PRESENTED* *IDEAL FOR FIRST TIME BUYERS & INVESTORS* *GARDENS* *DRIVEWAY PARKING* *MODERN BATHROOM* *CLOSE TO LOCAL SCHOOLS & AMENITIES

Townend Estate Agents offer for sale this charming two bedroom semi-detached house. Presenting an excellent opportunity for both investors and first-time buyers. The property boasts two well-proportioned bedrooms, making it ideal for small families or those seeking a comfortable living space. Landlords could expect a rental income of around £850pcm. Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The modern bathroom has been tastefully designed, ensuring a fresh and contemporary feel throughout the home.

The exterior of the property is equally appealing, featuring a lovely garden that provides a tranquil outdoor space for leisure and enjoyment. Additionally, the driveway accommodates parking for two vehicles, a valuable asset in this bustling area.

This home is ready to move into, allowing you to settle in without the hassle of extensive renovations. With its attractive features and prime location, this property is a fantastic choice for anyone looking to make their mark in the Bradford housing market. Don't miss the chance to view this delightful home; it could be the perfect fit for your next chapter.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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 OF 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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		