



£139,950

NO CHAIN* *THREE BEDROOMS* *TWO RECEPTION ROOMS* *CLOSE TO LOCAL AMENITIES* *EXCELLENT LOCAL SCHOOLS NEARBY* *WELL PRESENTED* *FIRST TIME BUYERS & INVESTORS

Townend Estate Agents offer for sale this THREE BEDROOM mid-terraced property. Located in a popular residential area, close to a wide range of amenities in Eccleshill Village, Five Lane Ends and Apperley Bridge, with its train station, marina, river & canal side walks. With excellent local schools nearby this property would appeal to first time buyers and investors alike, with landlords looking at a rental income of around £900pcm. Offered with no onward chain, this is not one to be missed. The property benefits from a modern kitchen, bathroom, décor, flooring, consumer unit, huge dormer bedroom, two reception rooms, external store/utility, gas central heating, and UPVC double glazing.

The property comprises briefly: Lounge, Dining room, Kitchen fitted with a range of base & wall units. Upstairs are TWO good sized bedrooms with large THIRD DORMER BEDROOM to the second floor, house bathroom. Externally is a medium sized paved garden with external store, plumber for washer.

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