



£170,000

***THREE BEDROOMS* *LARGE CONSERVATORY* *ADDITIONAL GROUND FLOOR WET/ROOM/ BATHROOM* *QUIET CUL-DE-SAC LOCATION* ***

Nestled in the tranquil cul-de-sac of Ribbleton Grove, this modern end town house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The reception room provides ample room for relaxation and entertaining, while the large conservatory invites an abundance of natural light, creating a warm and inviting atmosphere.

The property boasts two bathrooms, including an additional ground floor wet room, which adds to the practicality of the home. This feature is particularly beneficial for busy households or guests. The enclosed gardens offer a private outdoor space, ideal for children to play or for hosting summer gatherings with friends and family.

Parking is never a concern here, as the property provides ample parking options, ensuring that you and your guests can come and go with ease. The quiet location enhances the appeal, making it a perfect retreat from the hustle and bustle of everyday life.

In summary, this charming end town house off Otley Road is a wonderful opportunity for those looking for a modern home in a peaceful setting. With its spacious layout, convenient amenities, and lovely outdoor space, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your new home.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Ribbleton Grove, BD3

Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft

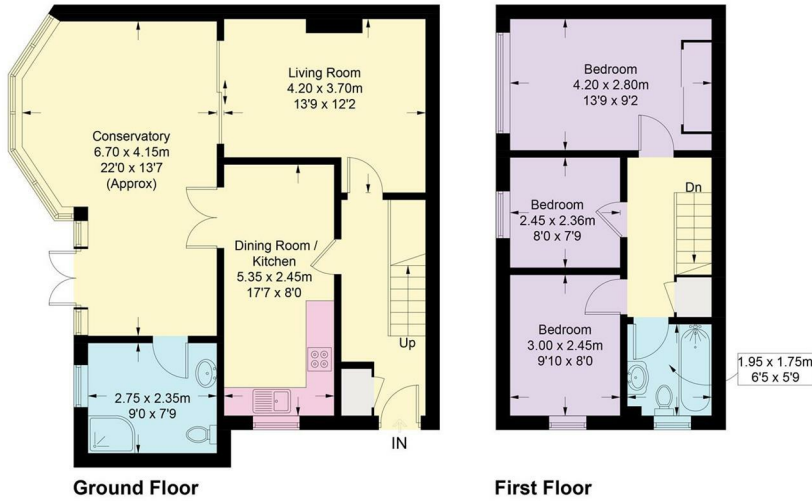


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1231656)



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	

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SALES • LETTING

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