



£189,950

\*TWO BEDROOMS\* \*TWO RECEPTION ROOMS/STUDY\* \*CONSERVATORY\* \*AMPLE PARKING\* \*FANTASTIC GARDENS FRONT & REAR\* \*GARAGE\* \*WELL PRESENTED\* \*POPULAR LOCATION\*

Townend Estate Agents offer for sale this charming semi-detached house that is sure to capture your heart! This delightful property boasts two cosy bedrooms, there's plenty of space for a small family or a couple looking for a guest room or home office.

The well-presented interior of this home includes a study/second reception room, offering versatility to suit your lifestyle needs. Imagine curling up with a good book in the conservatory, enjoying the natural light and views of the fantastic garden - a true oasis of tranquillity right at your doorstep.

Whether you're looking to downsize, start a new chapter in your life, or simply seeking a peaceful retreat, this house offers a perfect blend of comfort and functionality. Benefitting from ample driveway parking, garage and modern decor throughout this isn't one to be missed.

The property comprises briefly: Entrance porch, Lounge-Diner, Kitchen fitted with a range of base & wall units, Conservatory, second reception room/study. Upstairs are two bedrooms and the house bathroom with walk-in shower. Externally are fantastic level gardens to both front & rear with both faux lawn and patio areas. Ample driveway parking and garage.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



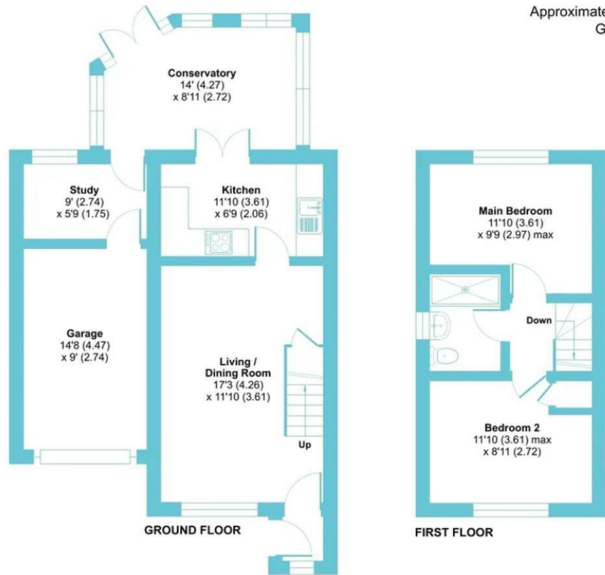
## Lacey Close, Bradford, BD10

Approximate Area = 782 sq ft / 72.6 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 914 sq ft / 84.8 sq m

For identification only - Not to scale



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