



**Asking Price £129,500**

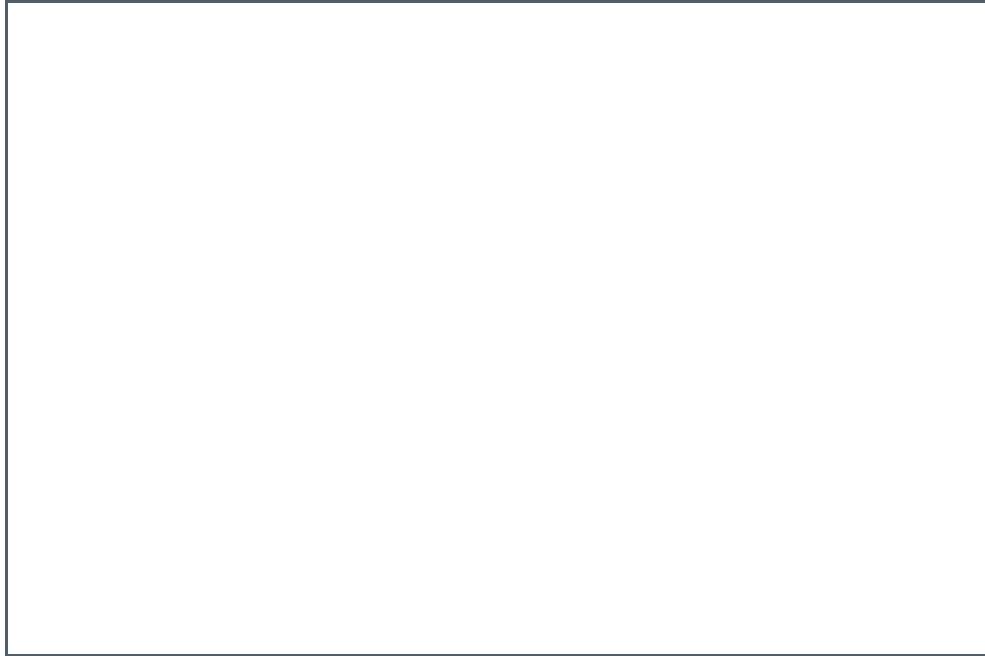
**\*REDUCED FOR QUICK SALE\* \*TWO BEDROOMS\* \*NO CHAIN\* \*POPULAR LOCATION\* \*IDEAL FOR FIRST TIME BUYERS & INVESTORS\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*GARDEN & DRIVEWAY PARKING\***

Townend Estate Agents are pleased to offer for sale this two bedroom modern semi detached located on a popular residential development close to local amenities, schools and transport networks to local villages, towns and cities.

Early views are advised to fully appreciate all this property has to offer. Comprising of entrance hallway, lounge, dining kitchen, conservatory, two first floor bedrooms and a house bathroom. Gardens to both front and rear.

Ask us about....





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87	
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

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

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 OR 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.

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284

104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

SALES • LETTING

VAT Reg. No. 556 807 414

Company No. 7191625. Registered UK.

