



£143,000

\*TWO BEDROOMS\* \*POPULAR LOCATION\* \*WELL PRESENTED\* \*FAMILY HOME\* \*PERFECT FOR FIRST TIME BUYERS\*  
\*GARDEN & DRIVEWAY PARKING\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\*

Townend Estate Agents offer for sale this TWO BEDROOM modern townhouse. Located in a popular residential area, close to the amenities of Greengates, Eccleshill and Harrogate Road. With excellent local schools nearby making this property perfect for families and first time buyer alike! This well presented family home provides 'walk in accommodation' for the discerning viewer.

The property benefits from UPVC double glazing, gas central heating, driveway parking and garden.

The property comprises briefly: Entrance, Lounge with patio doors leading to rear garden, creating a light and airy living space. Kitchen-Diner fitted with a range of base & wall units. Upstairs are TWO bedrooms and the house bathroom. Externally to the rear is a good sized garden with both lawn and patio areas. To the front is driveway parking.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

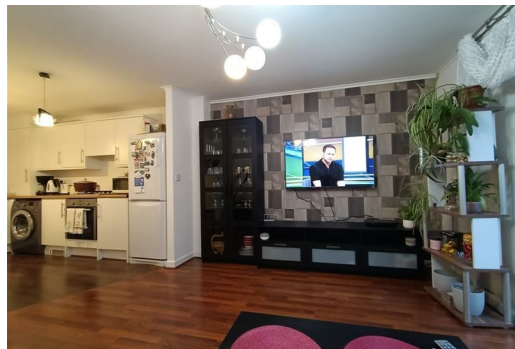
SURVEYS





Ground Floor

Floor 1



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	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	<b>76</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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