



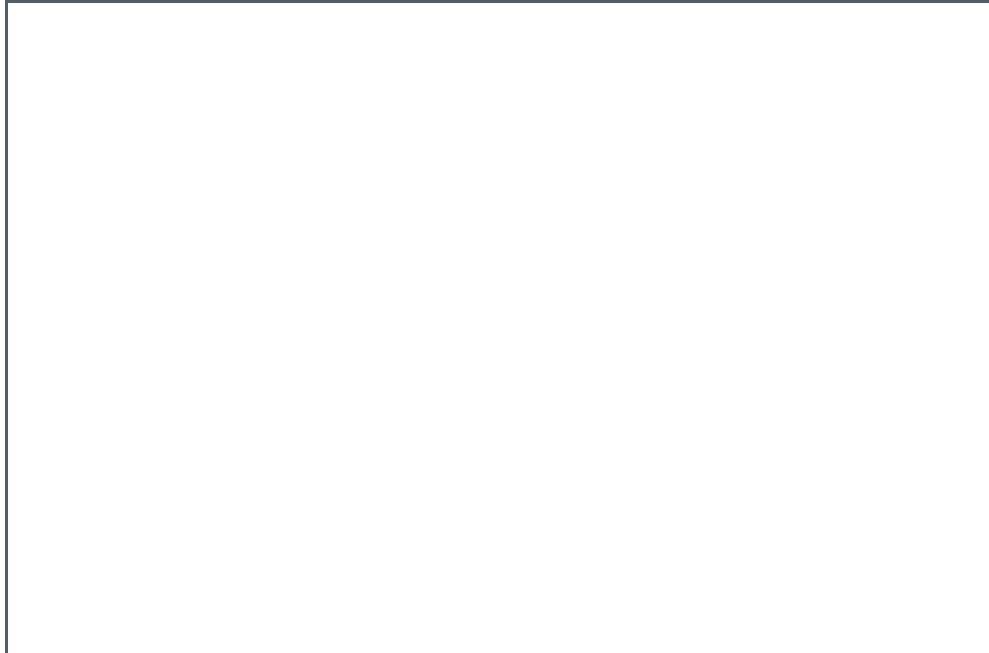
£225,000

NO CHAIN *TWO DOUBLE BEDROOMS* *IDEAL LOCATION* *SEMI-DETACHED BUNGALOW* *IDEAL FOR RETIREES OR SMALL FAMILIES* *DETACHED GARAGE* *AMPLE DRIVEWAY PARKING* *GARDENS* *OVERLOOKING CRICKET GROUND*

Townend Estate Agents offer for sale this delightful semi-detached bungalow. Offering a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. The heart of the home is a well-appointed kitchen diner, providing an inviting space for family meals and entertaining guests. The layout is both practical and welcoming, ensuring that every corner of the bungalow is utilised to its fullest potential. The property boasts a generous reception room, perfect for relaxation or hosting gatherings. Natural light floods the space, creating a warm and inviting atmosphere. Outside, you will find ample parking options, including a driveway and a detached garage, making it easy to accommodate multiple vehicles. This bungalow is situated in an ideal location, providing easy access to the local amenities of Thackley & Shipley, with excellent transport links, ensuring that everything you need is within reach. Overlooking the local cricket club and boasting views towards Baildon over the Aire Valley, this property offers the tranquillity of suburban living whilst providing a convenient base to explore the wider region. This property really isn't one to be missed!

Ask us about....





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

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SALES • LETTING

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