



£349,950

FOUR BEDROOMS *TWO RECEPTION ROOMS* *IMMACULATELY PRESENTED* *CONSERVATORY* *GARDENS* *PARKING* *DOUBLE FRONTED* *FANTASTIC BLEND OF PERIOD FEATURES & MODERN LIVING* *CLOSE TO LOCAL AMENITIES*

Townend Estate Agents offer for sale this charming four-bedroom detached house. Offering a perfect blend of comfort and modern living. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the modern kitchen, which has been thoughtfully designed to cater to all your culinary needs.

The property boasts four well-proportioned bedrooms, providing ample space for family and guests alike. A spacious landing creates additional space for a home office. The newly fitted bathroom adds a touch of luxury, ensuring that your daily routines are both convenient and enjoyable. Additionally, a delightful conservatory extends the living space, allowing for an abundance of natural light and a serene view of the garden.

The property includes parking for two vehicles, a valuable feature. The outdoor space is perfect for enjoying the fresh air, whether it be for gardening or simply unwinding after a long day the property benefits from both lawned and patio areas.

This detached house on Albion Road is not just a home; it is a lifestyle choice, offering a peaceful retreat while remaining close to local amenities and transport links. With its modern features and spacious layout, this property is an excellent opportunity for families or anyone seeking a comfortable living space just a walk to the Apperley Bridge train station and also being ideally located for commuting into Leeds.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

169 Albion Road, BD10 9QP

Approximate Gross Internal Area
168.5 sq m / 1814 sq ft



Illustration for identification purposes only. measurements are approximate, not to scale.
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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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Townend Estate Agents
19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284
104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

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