



£250,000

\*THREE BEDROOMS\* \*WELL PRESENTED\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*GARDEN & PARKING\* \*MASTER BEDROOM WITH EN-SUITE\* \*IDEAL FOR FAMILIES\* \*10 YEAR NHBC WARRANTY\*

Townend Estate Agents offer for sale this modern three-storey semi-detached house. Offering a perfect blend of comfort and style, with three well-proportioned bedrooms and three bathrooms, this property is ideal for families or those seeking extra space. The house is well presented throughout, ensuring a welcoming atmosphere from the moment you step inside. The ground floor features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. Additionally, a useful study space provides an excellent opportunity for those who work from home or require a dedicated area for study. Benefitting from a modern kitchen-diner along with modern bathrooms, this home is ready to move into. The property boasts gardens that offer a delightful outdoor space for relaxation or play, while the parking for two vehicles adds to the convenience of this lovely home.

Furthermore, the 10-year NHBC warranty is still active (from 2020), providing peace of mind for potential buyers.

This semi-detached home offers modern living in a sought-after location. With its thoughtful design and ample amenities, it is a property that truly deserves your attention.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



## Carrier Lane, BD2

Approximate Gross Internal Area = 107.6 sq m / 1158 sq ft

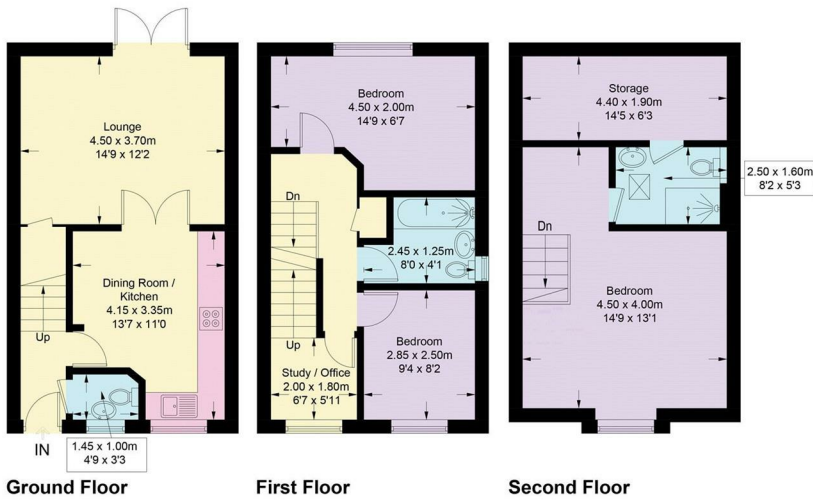
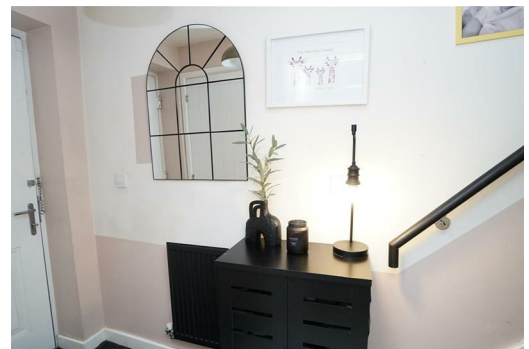


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1227590)



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>95</b>
(81-91) <b>B</b>		<b>84</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	

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

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