



£245,000

***NEW PRICE* *FOUR BEDROOMS* *THREE BATHROOMS* *MODERN TOWNHOUSE* *FLEXIBLE LIVING ACCOMMODATION* *WELL PRESENTED THROUGHOUT*
VILLAGE LOCATION *GARAGE & PARKING* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *GARDEN* *UTILITY ROOM***

Townend Estate Agents offer for sale this four bedroom, modern townhouse. Located in a popular residential area, just a short walk from Idle Village and all its associated amenities, including bars, independent shops and post office. Just a short drive from Apperley Bridge, with its marina, train station, canal & riverside walks, whilst also being in the catchment area for excellent local schools, making this the ideal family home! Providing flexible living accommodation for the discerning viewer, with ground floor bedrooms, which could be used as additional reception rooms/home office. With a utility room and bathroom on the ground floor, this property is perfect for those looking for space for a dependant relative, old or young! Being well presented throughout the property provides 'walk in accommodation' for the discerning viewer. With gas central heating, UPVC double glazing, garden, garage and driveway parking this fantastic family home is not one to be missed.

The property comprises briefly:

Ground Floor - Entrance hall, two ground floor bedrooms. One could easily be a second reception room, depending on the purchasers needs. Shower room with W/C and useful utility room.

First Floor - Dining Kitchen, spacious Lounge.

Second Floor - Two double bedrooms, both with en-suites.

Externally is a good sized enclosed garden with garage and off street parking to the rear.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

New Street, BD10

Approximate Gross Internal Area = 110.2 sq m / 1186 sq ft
Store = 0.7 sq m / 7 sq ft
Total = 110.9 sq m / 1193 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuk.com © (ID991336)



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		