



£159,500

TWO BEDROOMS* *IDEAL FOR FIRST TIME BUYERS & BUY-TO-LET INVESTORS* *POPULAR LOCATION* *WELL PRESENTED* *OVERLOOKING BRADFORD MOOR PARK* *GARDEN* *GARAGE & PARKING

Townend Estate Agents offer for sale this superb TWO BEDROOM Town House in a popular cul-de-sac location, opposite Bradford Moor Park.

Having the benefit of a garage and off road parking this is a modern, very well presented property which would be ideal for first time buyers and landlords alike.

Benefiting from a modern kitchen, modern decor, uPVC double glazing and gas central heating. The accommodation comprises briefly: Upvc Entrance Porch, Lounge with open staircase & fireplace, fully equipped Dining-Kitchen, Two Bedrooms and modern bathroom. Good size gardens to the front & rear. Single Garage & parking to the side.

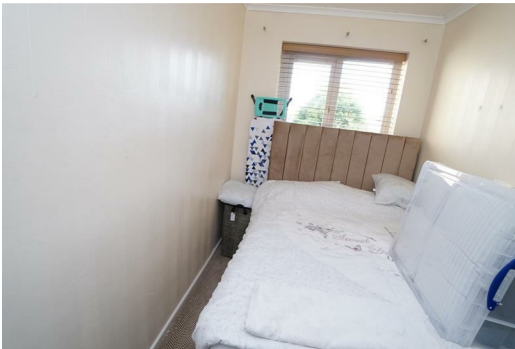
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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		