



£245,000

*** NEW PRICE* *THREE BEDROOMS* *CORNER PLOT* *SCOPE TO EXTEND* *POPULAR LOCATION* *QUIET CUL-DE-SAC* *TWO RECEPTION ROOMS*
STONES THROW FROM BUCK WOOD/CANAL *DRIVEWAY PARKING & GARAGE* *GARDENS* *FAMILY HOME***

Townend Estate Agents offer for sale this charming semi-detached house nestled in the tranquil Jowett Park Crescent. Boasting three well-proportioned bedrooms, this property is designed to accommodate the needs of modern family life. The property features two inviting reception rooms, providing ample space for relaxation and entertaining guests. Set on a desirable corner plot, the property offers significant potential for extension (subject to consents) allowing you to tailor the home to your specific requirements. The quiet cul-de-sac location ensures a serene environment, perfect for children to play and for families to enjoy a sense of community. Nature enthusiasts will appreciate the proximity to nearby woodland and the scenic canal footpath, ideal for leisurely walks and outdoor activities. Benefitting from gas central heating, driveway parking, gardens and garage, this isn't one to be missed. This semi-detached house is not just a property; it is a family home waiting to create lasting memories. With its blend of comfort, space, and potential, it is a must-see for anyone looking to settle in a welcoming neighbourhood. Don't miss the chance to make this delightful residence your own.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Jowett Park Crescent, BD10

Approximate Gross Internal Area = 117.0 sq m / 1259 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069421)



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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	