



£165,000

\*THREE BEDROOMS\* \*TWO RECEPTION ROOMS\* \*USEFUL UTILITY SPACE\* \*POPULAR LOCATION\* \*DRIVEWAY PARKING\*  
\*GARDEN\* \*FAMILY HOME\* \*IDEAL FOR FIRST TIME BUYERS & INVESTORS\*

Townend Estate Agents offer for sale this THREE BEDROOM semi-detached property. Located in a popular residential area, close to a variety of amenities in Idle Village, Five Lane Ends and Greengates. Perfect for first time buyers, families and investors alike. With landlords looking at a rental income of around £850/900pcm. Just a short drive to Apperley Bridge railway station, ideal for those commuting to Leeds, Bradford and beyond. This family home benefits from enclosed gardens, two reception rooms, gas central heating, UPVC double glazing and driveway parking.

The property comprises briefly: Entrance hall, Lounge, Kitchen fitted with a range of base & wall units, Dining Room. Upstairs are THREE good sized bedrooms and the house bathroom. Externally are enclosed gardens to the side and rear along with driveway parking.

Ask us about....

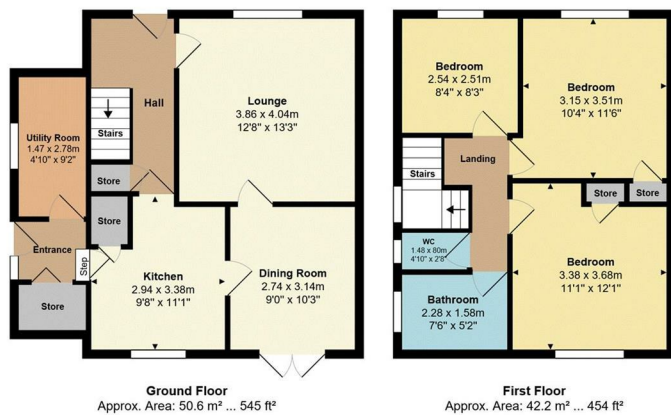
AUCTION

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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		