



£185,000

TWO SPACIOUS DOUBLE BEDROOMS *TWO RECEPTION ROOMS* *IDEAL FOR FIRST TIME BUYERS* *GARDEN* *DRIVEWAY PARKING* *CLOSE TO LOCAL SCHOOLS & AMENITIES*

Townend Estate Agents offer for sale this delightful semi-detached house, presenting an excellent opportunity for first-time buyers. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. With two well-proportioned DOUBLE bedrooms, it offers a comfortable living environment for individuals or small families. The house features a well-maintained bathroom, ensuring convenience for daily routines. Outside, you will find a lovely garden, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, the property includes driveway parking for two vehicles, a valuable asset in this bustling area. Situated close to the amenities of Eccleshill Village, residents will benefit from easy access to local shops, schools, and parks, making it an ideal location for those seeking a vibrant community atmosphere. This property combines practicality with charm, making it a wonderful choice for anyone looking to establish their first home in a welcoming neighbourhood. Don't miss the chance to view this lovely residence; it could be the perfect place to start your journey in homeownership.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

30 Victoria Avenue BD2 2BP

Approximate Gross Internal Area
75.8 sq m / 816 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2014 (ID132401)



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 | Very environmentally friendly - lower CO ₂ emissions | Current |
| (92-101) A | | (92-101) 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 | |

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