



**£170,000**

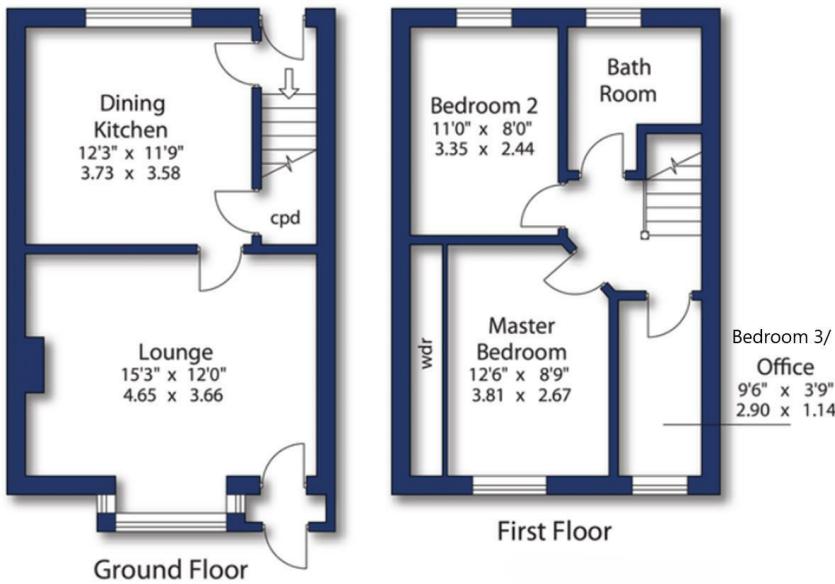
\*THREE/TWO BEDROOMS\* \*WELL PRESENTED THROUGHOUT\* \*GARDEN\* \*PARKING\* \*NEW KITCHEN, NEW DECOR, REWIRED\* \*NEW DOOR & GUTTERS\* \*QUIET BACKWATER LOCATION\* \*CLOSE TO LOCAL AMENITIES\*

Townend Estate Agents offer for sale this delightful two/three bedroom house on West End Terrace. Nestled in a charming backwater location, this property is a perfect blend of modern living and tranquil surroundings. The property is well presented throughout, showcasing a fresh and inviting atmosphere that is sure to appeal to prospective buyers. Upon entering, you will find a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The newly fitted kitchen is a highlight of the home, equipped with contemporary fixtures and finishes that make cooking a pleasure. The property has been thoughtfully rewired, ensuring safety and efficiency, while the new decor adds a touch of elegance to each room. The two bedrooms provide comfortable accommodation, along with a third bedroom/home office that is perfect for small families or professionals seeking a peaceful retreat. The bathroom is well-appointed, catering to all your needs.

Additionally, there is parking available for one vehicle, providing convenience for residents. The rear garden is a lovely outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family. With new gutters and a stylish composite door, this home is not only aesthetically pleasing but also practical. This property is a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of a modern home. Don't miss the chance to make this charming house your new home.

Ask us about....





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus)	A	87		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D	68		(55-68)	D
(29-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales	

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 OR 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.

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284

104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

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VAT Reg. No. 556 807 414

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