



**£175,000**

**\*THREE BEDROOMS\* \*BASEMENT ROOM/SECOND RECEPTION ROOM\* \*IDEAL FOR FIRST TIME BUYERS\* \*SUNTRAP GARDEN\*  
\*RECENTLY FITTED KITCHEN\* \*MODERN DECOR\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\***

Townend Estate Agents offer for sale this three bedroom stone built terrace. Close to a variety of amenities in Eccleshill Village, as well as being just a short walk from Morrisons and the Enterprise 5 shopping complex. With excellent local schools nearby a well as Ashfield House nursery, this property is ideal from young families and first time buyers. Appealing to investors and landlords, who could expect a rental return of around £900pcm. The property benefits from a fantastic modern kitchen, new flooring, new décor, useful basement room, that functions as an additional reception room, and suntrap garden.

The property comprises briefly: Entrance, Lounge open to modern Kitchen fitted with a range of base & wall units, basement reception/utility room. To the first floor are two bedrooms and the house bathroom. To the second floor is the spacious master bedroom with Velux window. Externally to the rear is a suntrap garden, with on street parking to the front.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

### Institute Road, BD2

Approximate Gross Internal Area = 87.0 sq m / 936 sq ft  
 Cellar = 19.4 sq m / 209 sq ft  
 Total = 106.4 sq m / 1145 sq ft

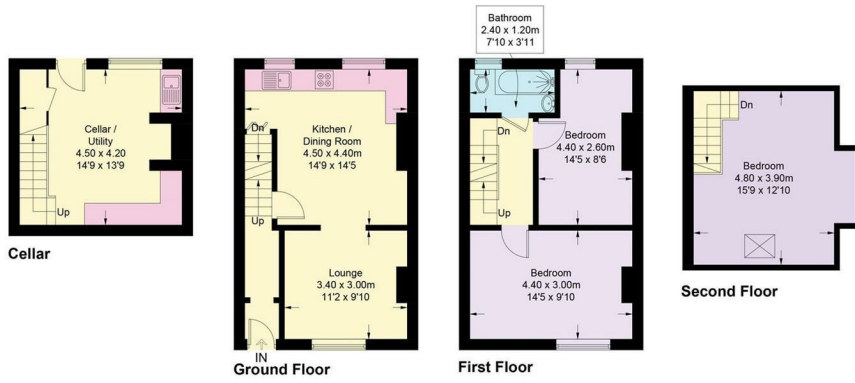
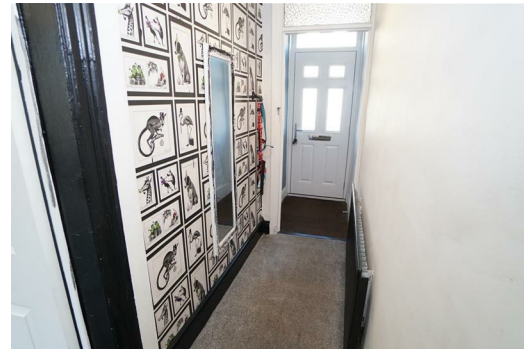


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uk/sketch.com © (ID1078002)



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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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>	<b>55</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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	