£130,000

TWO DOUBLE BEDROOM *NEW BATHROOM* *RECENT GCH BOILER* *LONG DISTANCE VIEWS* *PLAYING FIELDS TO REAR*
VILLAGE LOCATION *IMMACULATELY PRESENTED* *GARDEN TO REAR*

Townend Estate Agents offer for sale this exquisite two-bedroom terrace. Spanning three thoughtfully planned floors, this property is ideal for first time buyers with it's two large double bedrooms and recently installed luxury bathroom. Located in the heart of the bustling Eccleshill Village with its variety of daily shops, Micro Pub, Beauty Salon, Park, Community Hall, Library and public transport. Overlooking "The Delph" greenspace to the rear and with long distance views across the valley to Rawdon. The property boasts high specifications throughout, showcasing a commitment to quality and style. The spacious layout allows for an abundance of natural light.
Comprising briefly: Lounge, dining kitchen, rear porch. On the first floor is a double bedroom, walk-in wardrobe and luxury bathroom. On the second floor is another large double bedroom with dormer window. The enclosed low-maintenance garden provides a delightful outdoor space.
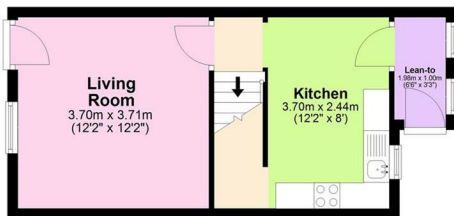
Ask us about....

AUCTION **CONVEYANCING** **MORTGAGES** **SURVEYS**

Ground Floor
Approx. 27.0 sq. metres (290.6 sq. feet)

Living Room
3.70m x 3.71m
(12'2" x 12'2")

Kitchen
3.70m x 2.44m
(12'2" x 8')

Lean-to
1.98m x 1.00m
(6'6" x 3'3")

First Floor
Approx. 27.6 sq. metres (297.5 sq. feet)

Bedroom
3.70m x 2.00m
(12'2" x 6'7")

Walk-in Wardrobe

Bathroom
2.70m x 1.60m
(8'10" x 5'3")

Second Floor
Approx. 20.4 sq. metres (219.6 sq. feet)

Bedroom
3.70m x 4.48m
(12'2" x 14'8")

Total area: approx. 75.0 sq. metres (807.6 sq. feet)

Energy Efficiency Rating

Very energy efficient - lower running costs

	Current	Potential
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO2 emissions

	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO2 emissions

England & Wales — EU Directive 2002/91/EC

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