



£220,000

FOUR BEDROOMS* *TWO RECEPTION ROOMS* *POPULAR LOCATION* *FRESH DECOR THROUGHOUT* *STONES THROW FROM SCHOOL* *GARDEN* *IDEAL FOR FAMILIES

Townend Estate Agents offer for sale this family home located on Hall Road, Eccleshill. This delightful property boasts four spacious bedrooms, making it an ideal choice for families seeking comfort and space. The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. One of the standout features of this home is its proximity to local amenities, including Cavendish Primary School being just a stone's throw away. The newly decorated interior provide a fresh and modern feel, allowing you to move in with ease and make it your own.

The property also includes a lovely garden, offering a private outdoor space for relaxation, gardening, or play. This house combines practicality with a warm and welcoming atmosphere, making it a wonderful place to create lasting memories.

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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E		54	(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
EU Directive 2002/91/EC		EU Directive 2002/91/EC	