



£199,950

**\*THREE BEDROOMS\* \*NO CHAIN\* \*EXTENDED\* \*GARDENS\* \*GARAGE\* \*DRIVEWAY PARKING\* \*IDEAL FOR FIRST TIME BUYERS & FAMILIES\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\***

Townend Estate Agents offer for sale this charming extended three-bedroom semi-detached house, offered with no onward chain. Presenting an ideal opportunity for families seeking a comfortable and convenient home. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, while the three well-proportioned bedrooms provide ample space for family living. One of the standout features of this property is the generous driveway, which offers parking for multiple vehicles. Complemented by the lovely gardens, providing a delightful outdoor space for children to play or for hosting summer gatherings. Situated close to local schools and amenities, this home is perfectly positioned for families. The nearby facilities ensure that daily needs are easily met, making life more convenient. With its blend of space, comfort, and practicality, this semi-detached house is truly an ideal family home. Do not miss the chance to make this wonderful property your own.

Ask us about....

AUCTION

CONVEYANCING

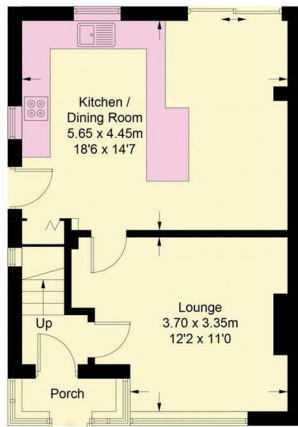
MORTGAGES

SURVEYS

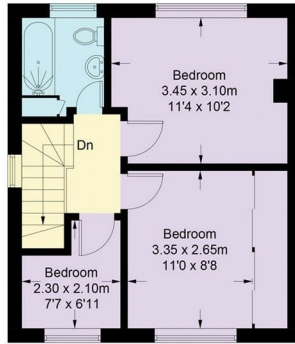


## Kingsway, BD2

Approximate Gross Internal Area = 84.7 sq m / 912 sq ft

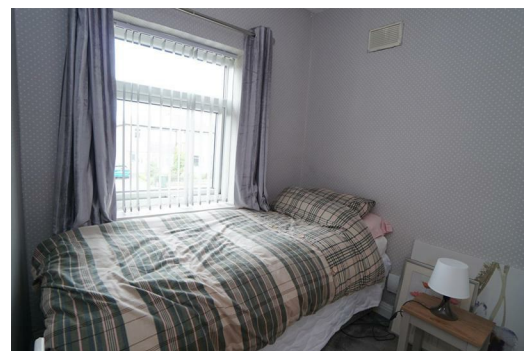


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1216763)



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			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(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>			(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Townend Estate Agents

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SALES • LETTING

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