



£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

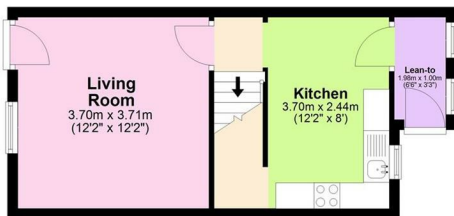
CONVEYANCING

MORTGAGES

SURVEYS

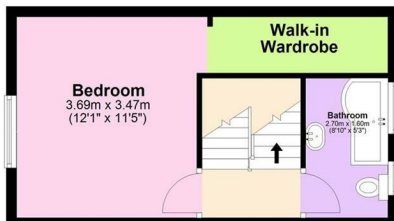
Ground Floor

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



First Floor

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



Second Floor

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



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



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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		83	46
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(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 CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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
Company No. 7191625. Registered UK.

