



Offers In The Region Of £159,950

MODERN EXTENDED KITCHEN-DINER *FAMILY HOME* *GARDENS* *GARAGE & PARKING* *POPULAR LOCATION*
SEMI-RURAL LOCATION

Townend Estate Agents offer for sale this charming three-bedroom extended mid-terrace family home. Located in the popular area of Tyersal, offering a semi-rural feel with open fields within walking distance. This property boasts a spacious extended kitchen diner with an island. The extension was approved via planning (Application Reference Number 22/04149/DEXBN, via Leeds Council Planning). The property comprises briefly: Entrance, Lounge, Kitchen-Diner and useful Cloaks W/C. Upstairs are three bedrooms, two with fitted wardrobes, along with a family bathroom with three piece suite.

With double glazing throughout, this home offers warmth and energy efficiency. Externally is parking for two vehicles with a driveway and garage, along with a good sized garden to the rear.

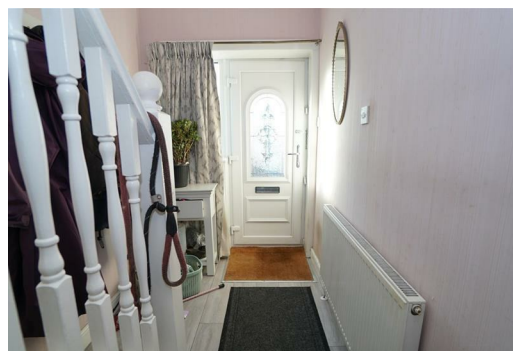
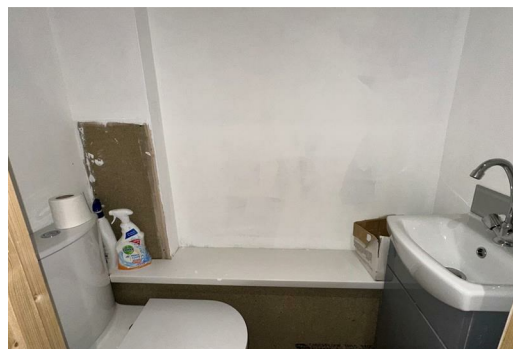
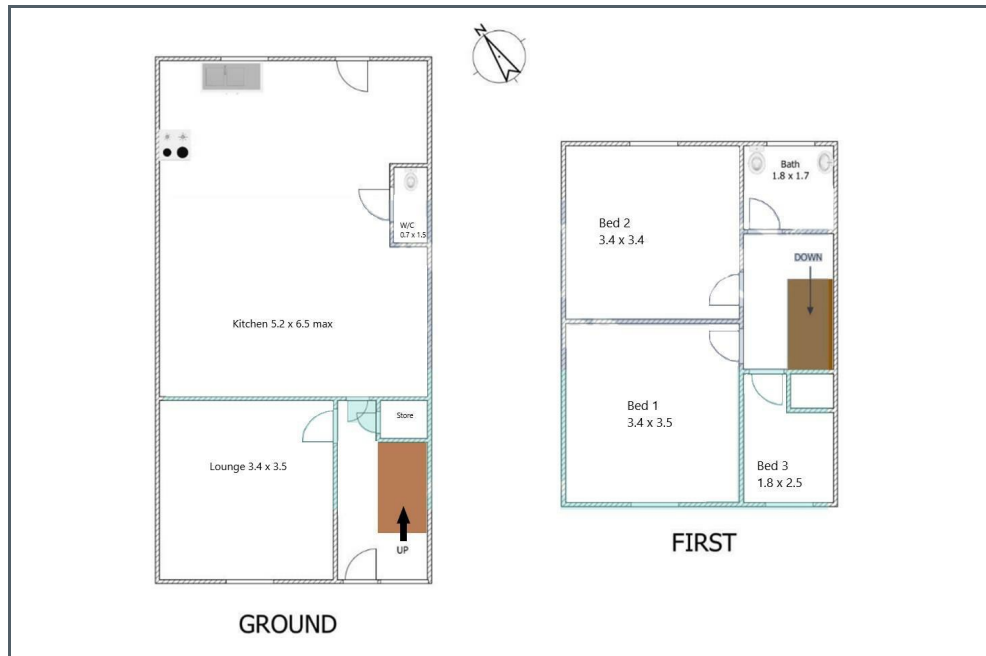
Ask us about....

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		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			(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		