



£1,050

TWO BEDROOMS *FANTASTIC LOCATION* *CLOSE TO AMENITIES* *WELL PRESENTED* *IDEAL FOR YOUNG PROFESSIONALS*
GARDEN *OVERLOOKING FIELDS*

Nestled in the charming area of Fernbank Terrace, Yeadon, this delightful townhouse presents an excellent opportunity for young professionals seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for those who appreciate a bit of extra room. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The well-presented interior is complemented by a modern bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this home is the useful cellar storage, providing ample space for your belongings and helping to keep your living areas clutter-free. Outside, the property benefits from a lovely garden, offering a private outdoor retreat where you can unwind after a busy day or enjoy a weekend barbecue with friends. The fantastic location places you within easy reach of the amenities that Yeadon and the surrounding area have to offer, including shops, cafes, and parks, making it a highly desirable place to live.

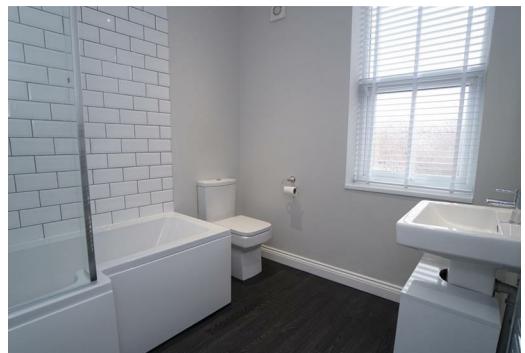
Ask us about....





TOTAL APPROX. FLOOR AREA 931 SQ.FT. (86.5 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of walls, rooms and other features are approximate and no guarantee is given as to their accuracy. This plan is for indicative purposes only and should not be used as such by any prospective purchaser. The measurements do not include any areas which have not been tested and no guarantee is given as to their operability or efficiency can be given.



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 OR 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		
(29-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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The Property
Ombudsman