

NEW
INSTRUCTION



£120,000

THREE BEDROOMS *LARGE GARDENS* *POPULAR LOCATION* *CLOSE TO LOCAL AMENITIES* *FAMILY HOME*
EXCELLENT LOCAL SCHOOLS *FIRST TIME BUYERS & INVESTORS*

Townend Estate Agents offer for sale this THREE BEDROOM semi-detached property. Located in a popular residential area, close to a wide variety of local amenities and with excellent local schools nearby. This lovely family home would appeal to first time buyer and investors alike. With large gardens to both the front and rear, modern living space, gas central heating and UPVC double glazing this is not one to be missed.

The property comprises briefly: Entrance, Lounge, Kitchen-Diner. Upstairs are THREE good sized bedrooms and the house bathroom. Externally to the rear is a large garden with both patio and lawn areas, to the front is a further good sized lawn garden.

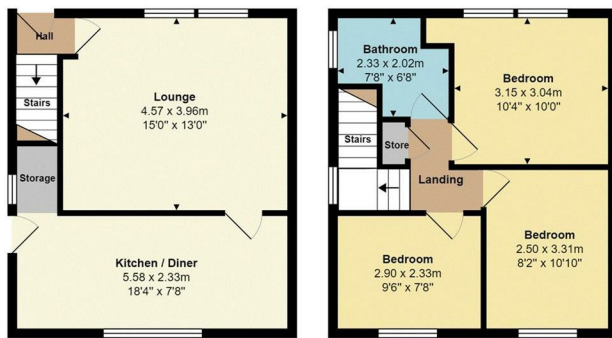
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Ground Floor
Approx. Area: 35.6 m² ... 383 ft²

First Floor
Approx. Area: 35.6 m² ... 383 ft²

Approx. Total Area: 71.2 m² ... 766 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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	
Very energy efficient - lower running costs	Current
(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	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(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	
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

SALES • LETTING

VAT Reg. No. 556 807 414

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