



£289,950

FOUR BEDROOMS *DESIRABLE CUL-DE-SAC LOCATION* *TWO RECEPTION ROOMS* *EXTENDED SEMI-DETACHED* *LARGE REAR GARDEN*
AMPLE DRIVEWAY PARKING *CLOSE TO THACKLEY AMENITIES* *IDEAL FOR FAMILIES*

Townend Estate Agents offer for sale this charming extended semi-detached family home. Located on the quiet and desirable Cyprus Avenue, nestled in a quiet cul-de-sac, this property offers a perfect blend of comfort and convenience, making it an ideal choice for families. As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is designed to create a warm and inviting atmosphere, perfect for family gatherings or quiet evenings at home. The house boasts four well-proportioned bedrooms, ensuring that there is plenty of room for everyone. The property features a well-appointed bathroom, catering to the needs of a busy family. One of the standout features of this home is the large rear garden, which offers a wonderful outdoor space for children to play or for hosting summer barbecues. Additionally, the ample driveway parking at the front accommodates up to two vehicles, providing convenience for you and your guests. Situated close to the amenities of Thackley, this home is ideally located near excellent local schools, making it a great choice for families with children. With its desirable location and spacious living areas, this property is sure to appeal to those seeking a comfortable family home in a friendly neighbourhood.

Do not miss the opportunity to make this lovely house your new home.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

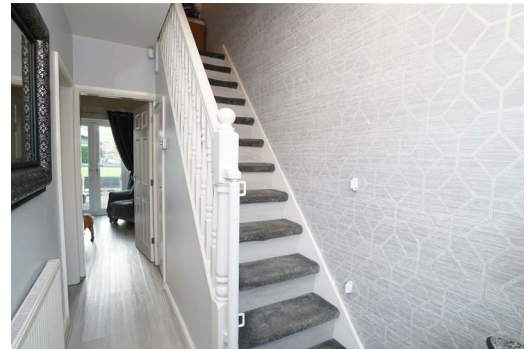
SURVEYS

Cyprus Avenue, BD10

Approximate Gross Internal Area = 115.4 sq m / 1242 sq ft



Illustration for identification purposes only, measurements are approximate.



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		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

SALES • LETTING

VAT Reg. No. 556 807 414
Company No. 7191625. Registered UK.

