



£179,000

\*THREE BEDROOMS\* \*POTENTIAL TO EXTEND AT THE SIDE\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*WELL PRESENTED THROUGHOUT\* \*IDEAL FOR FIRST TIME BUYERS\* \*GARDEN ROOM\* \*AMPLE PARKING\* \*LANDSCAPED GARDENS\*

Townend Estate Agents offer for sale this beautifully presented end town house. With three spacious bedrooms, this property offers ample room for both relaxation and family life. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. Ideal for families. One of the standout features of this property is the generous driveway, providing parking for up to two vehicles, which is a rare find in the area. Step outside to discover a landscaped rear garden with a cosy garden room and delightful space for children to play or for hosting summer barbecues with friends and family. The garden is not only aesthetically pleasing but also offers a peaceful retreat from the hustle and bustle of daily life.

Location is key, and this home is ideally situated close to local schools and amenities, making it perfect for families seeking a community-oriented environment. With its combination of space, style, and convenience, this property is a must-see. Don't miss the opportunity to make this lovely house your new home.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



## Farm Hill Road, BD10

Approximate Gross Internal Area = 88.6 sq m / 954 sq ft

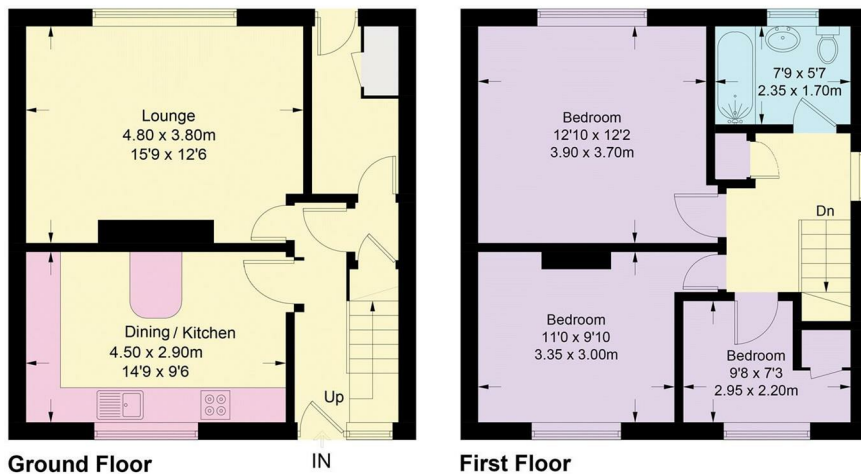
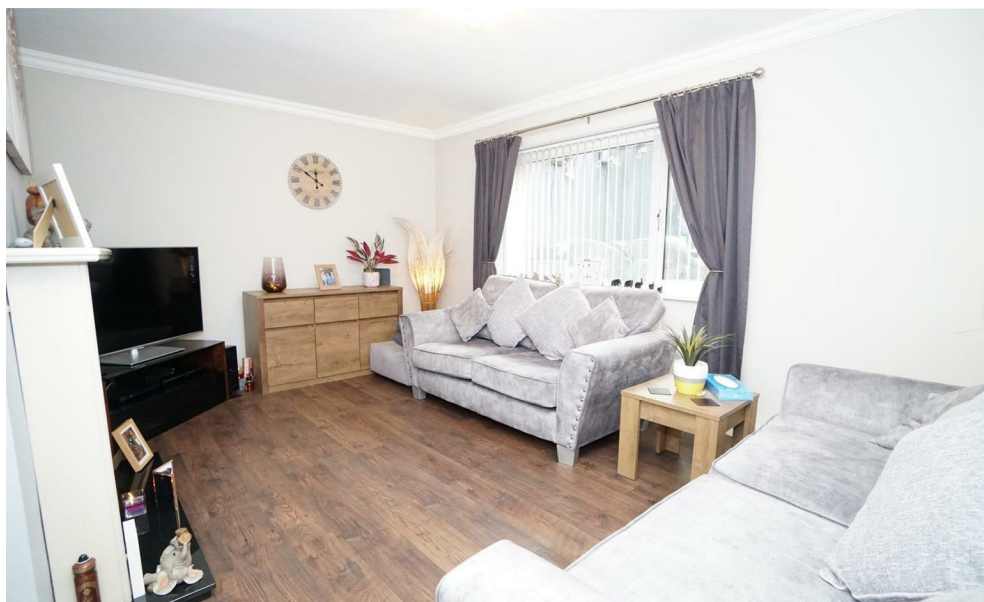
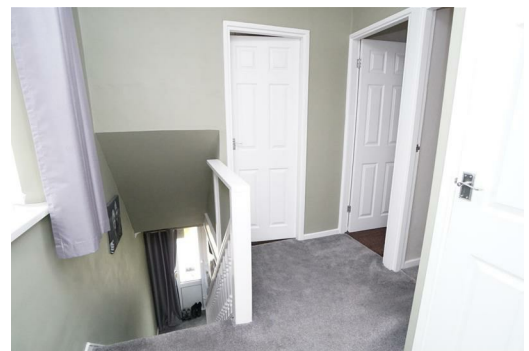
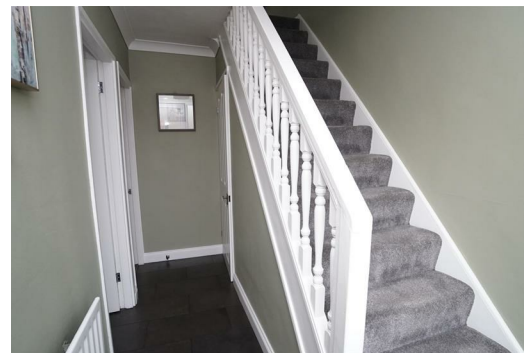


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253899)



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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		