



£225,000

**\*NO CHAIN\* \*TWO BEDROOMS\* \*IMMACULATELY PRESENTED\* \*POPULAR LOCATION\* \*TRUE BUNGALOW\* \*CLOSE TO LOCAL AMENITIES\* \*GARDENS\*  
\*AMPLE PARKING\* \*GARAGE\* \*WALK IN ACCOMMODATION\* \*IDEAL FOR RETIREE'S\***

Townend Estate Agents offer for sale this TWO BEDROOM semi-detached bungalow. Located in a popular residential area, being a short walk from Idle Village & Five Lane Ends, with all their associated amenities. Just a short drive from Apperley Bridge with its train station, marina, river & canal side walks.

With convenient bus routes heading towards both Bradford & Shipley. Being immaculately presented throughout this property offers 'walk in accommodation' for the discerning viewer! Perfect for retiree's! Being well presented the bungalow benefits from a new driveway, new bathroom, new composite doors, new boiler, re-modelled rear garden and total redecoration throughout! This really isn't one to be missed!

The property comprises briefly: Entrance hallway, Lounge, modern Kitchen-Diner fitted with a range of base & wall units and French doors out to the garden, two bedrooms and contemporary bathroom. Externally is a well presented enclosed rear garden, ample driveway parking to the front leading to detached a garage.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





Approx. Total Area: 67.6 m<sup>2</sup> ... 728 ft<sup>2</sup>

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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
			<b>84</b>				<b>59</b>
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			