



£195,000

* NEW PRICE* *THREE BEDROOMS* *TWO RECEPTION ROOMS* *DRIVEWAY PARKING* *GARAGE* *GARDEN* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *FAMILY HOME* *NO CHAIN*

Townend Estate Agents offer for sale this fantastic three bedrooms semi-detached property. This delightful family home is perfectly situated close to local schools, making it an ideal choice for families looking for convenience and a sense of community. One of the standout features of this property is its proximity to Apperley Bridge train station, offering easy access for those who need to commute or simply enjoy exploring the surrounding areas.

With two reception rooms, there is plenty of space for entertaining guests or simply relaxing with your loved ones. Benefitting from gas central heating, UPVC double glazing, garden, garage and driveway parking.

The property comprises briefly: Entrance, lounge, second reception room, kitchen. Upstairs are three bedrooms and the house bathroom. Externally is a garden to the rear, with driveway parking and garage to the front.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

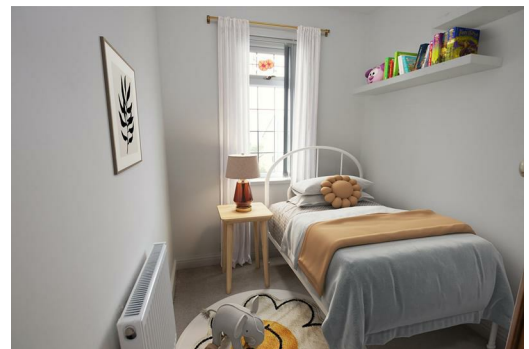
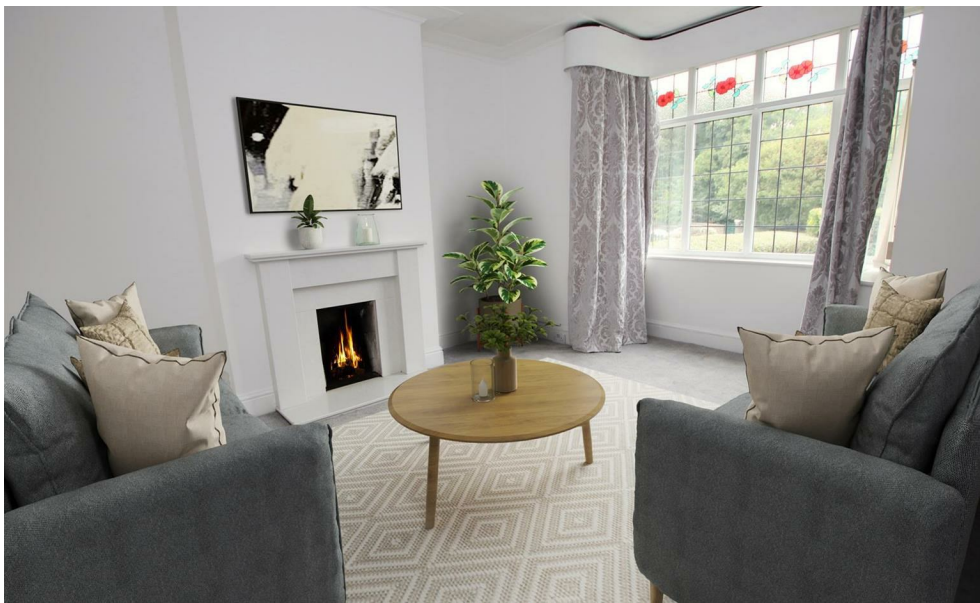
SURVEYS

Leeds Road, BD10

Approximate Gross Internal Area = 89.7 sq m / 965 sq ft
Store = 2.1 sq m / 23 sq ft
Total = 91.8 sq m / 988 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID133305)



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

Townend Estate Agents

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SALES • LETTING

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