



**£125,000**

\*TWO BEDROOMS\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*IDEAL FOR FIRST TIME BUYERS & INVESTORS\* \*GARDEN\*  
\*MODERN KITCHEN\* \*CONSERVATORY\*

Townend Estate Agents offer for sale this delightful three bedroom semi-detached house. This property presents an excellent opportunity for first-time buyers and savvy investors alike, with landlords looking at a return of around £850pcm. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or the potential for a comfortable rental arrangement.

One of the standout features of this property is its prime location. Situated close to the vibrant amenities of Idle and Greengates, residents will enjoy easy access to a variety of shops, cafes, and recreational facilities. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this home is sure to meet your needs. Do not miss the chance to explore the potential this property has to offer.

The property comprises briefly: Entrance, Lounge, modern Kitchen-Diner, Conservatory. Upstairs are three bedrooms and the house bathroom. Externally are gardens front & rear.

Ask us about....



## Stonegate Road, BD10

Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft

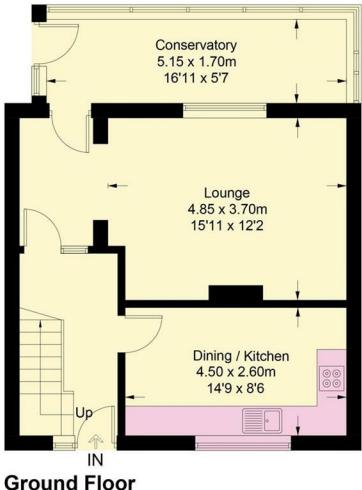


Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1153876)



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 OR 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	
B (81-91)	C (69-80)	B	
D (55-68)	E (49-54)	D	
F (21-38)	G (1-20)	F	
Not energy efficient - higher running costs		G	
EU Directive 2002/91/EC		76	63

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)		A	
B (81-91)	C (69-80)	B	
D (55-68)	E (49-54)	D	
F (21-38)	G (1-20)	F	
Not environmentally friendly - higher CO <sub>2</sub> emissions		G	
EU Directive 2002/91/EC		76	63

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284

104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

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VAT Reg. No. 556 807 414

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