Townend
estate agents
www.townendestateagents.co.uk

34 Institute Road
Eccleshill
BD2 2HX

£169,950

THREE BEDROOMS *BASEMENT ROOM/SECOND RECEPTION ROOM* *IDEAL FOR FIRST TIME BUYERS* *SUNTRAP GARDEN* *RECENTLY FITTED KITCHEN* *MODERN DECOR* *CLOSE TO LOCAL SCHOOLS & AMENITIES*

Townend Estate Agents offer for sale this three bedroom stone built terrace. Close to a variety of amenities in Eccleshill Village, as well as being just a short walk from Morrisons and the Enterprise 5 shopping complex. With excellent local schools nearby a well as Ashfield House nursery, this property is ideal from young families and first time buyers. Appealing to investors and landlords, who could expect a rental return of around £900pcm. The property benefits from a fantastic modern kitchen, new flooring, new décor, useful basement room, that functions as an additional reception room, and suntrap garden.

The property comprises briefly: Entrance, Lounge open to modern Kitchen fitted with a range of base & wall units, basement reception/utility room. To the first floor are two bedrooms and the house bathroom. To the second floor is the spacious master bedroom with Velux window. Externally to the rear is a suntrap garden, with on street parking to the front.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Institute Road, BD2

Approximate Gross Internal Area = 87.0 sq m / 936 sq ft
Cellar = 19.4 sq m / 209 sq ft
Total = 106.4 sq m / 1145 sq ft

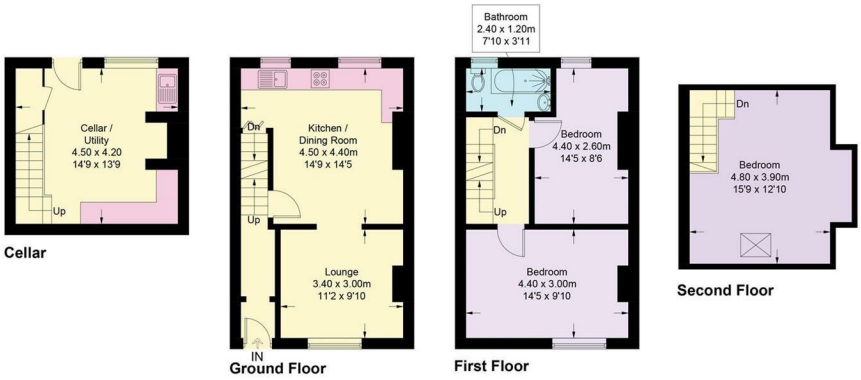
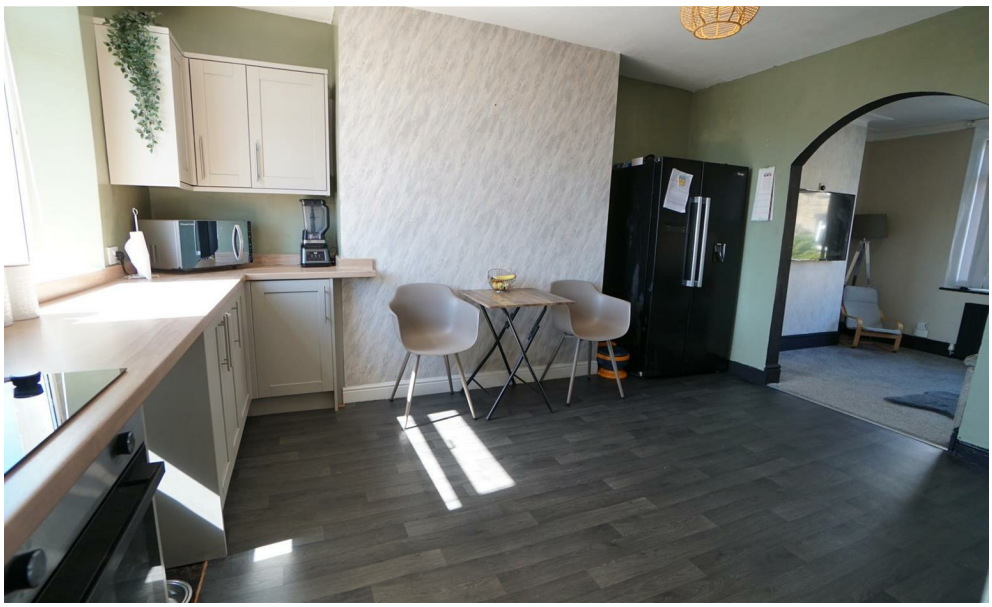
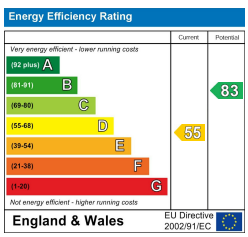
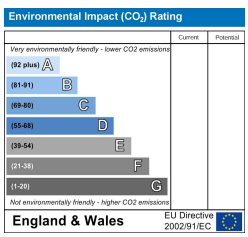


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1078002)







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