



£225,000

THREE BEDROOMS *TWO BATHROOMS* *WELL PRESENTED THROUGHOUT* *GARDEN* *DRIVEWAY PARKING* *FAMILY HOME*
CLOSE TO LOCAL SCHOOLS & AMENITIES *USEFUL UTILITY SPACE*

Townend Estate Agents offer for sale this THREE BEDROOM stone built terrace property. Located in a popular residential area, close to all the amenities of Idle Village and just a short walk from Apperley Bridge, with it's train station, marina, river & canal side walks. With excellent local schools nearby, including the prestigious Woodhouse Grove, this property is the ideal family home. Benefitting from UPVC double glazing, gas central heating, useful utility room, two modern bathrooms, garden and driveway parking this isn't one to be missed!

The accommodation comprises briefly: Entrance hall, lounge with feature fireplace and log burner. Dining-kitchen with base and wall units, contrasting worktops and utility space. Access to the rear garden. On the top floor is the spacious master bedroom with modern en-suite and dressing area. On the first floor are two good bedrooms and the modern house bathroom. Externally is driveway parking to the front and a low maintenance landscaped rear garden.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

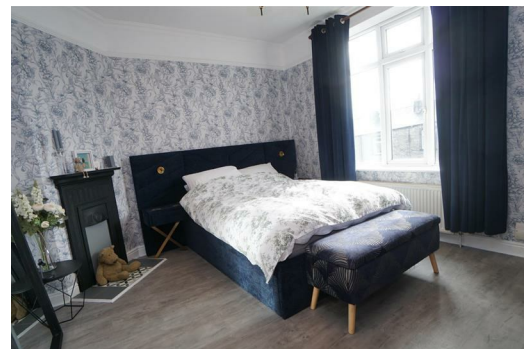
SURVEYS

Fourlands Road, BD10

Approximate Gross Internal Area = 101.7 sq m / 1095 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk © (ID1276033)



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		