Townend
estate agents
www.townendestateagents.co.uk

24 Simpson Grove
Thackley/Idle
BD10 9SD

£235,000

TWO BEDROOMS *TRUE BUNGALOW* *WELL PRESENTED* *QUIET CUL-DE-SAC* *IDEAL FOR RETIREES/DOWNSIZERS* *CLOSE TO APPERLEY BRIDGE AMENITIES* *CONSERVATORY* *GARDENS* *DRIVEWAY PARKING & GARAGE*

Townend Estate Agents offer for sale this two bedroom semi-detached bungalow. Nestled in the tranquil cul-de-sac of Simpson Grove, this property presents an ideal opportunity for retirees or those seeking to downsize. With two well-proportioned bedrooms and a comfortable reception room, the layout is both practical and inviting. The property boasts a delightful conservatory, perfect for enjoying the surrounding gardens and natural light throughout the day. The outdoor space is complemented by well-maintained gardens, providing a serene retreat for relaxation or gardening enthusiasts. Parking is a breeze with space available for up to three vehicles, ensuring convenience for both residents and guests. The location is particularly advantageous, being in close proximity to the amenities of Apperley Bridge, including a train station that offers excellent transport links for those commuting or exploring the wider area.
This bungalow is not just a home; it is a lifestyle choice, offering peace and comfort in a quiet setting while remaining connected to local conveniences. Whether you are looking to enjoy a more manageable living space or seeking a peaceful retirement, this property is well worth considering.
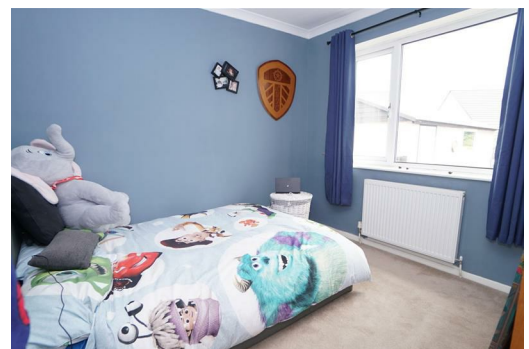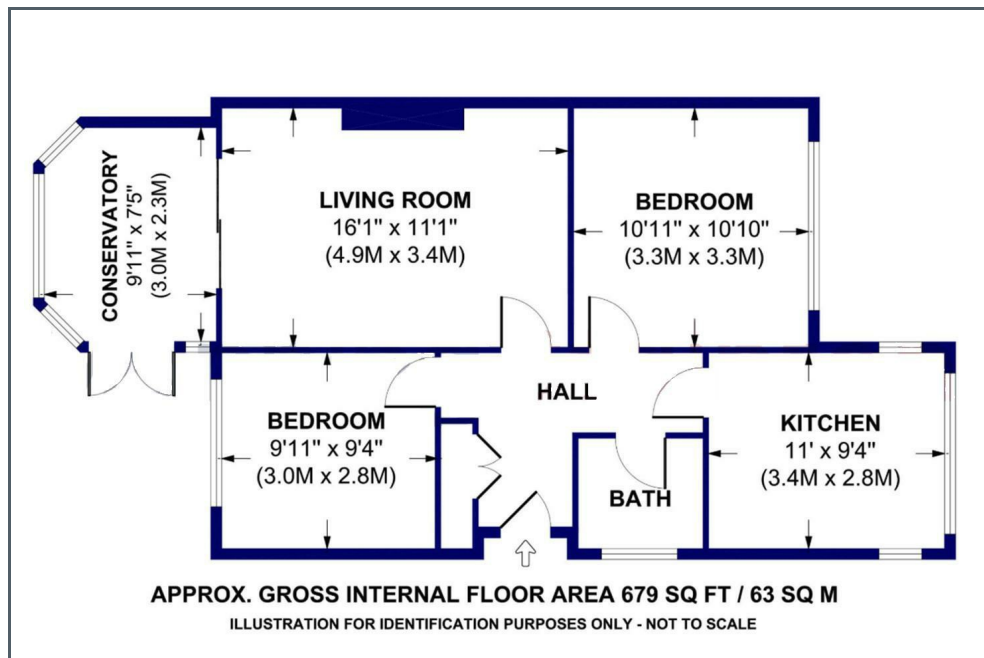
Ask us about....

AUCTION   **CONVEYANCING**   **MORTGAGES**   **SURVEYS**

Floor Plan

CONSERVATORY
9'11" x 7'5"
(3.0M x 2.3M)

LIVING ROOM
16'1" x 11'1"
(4.9M x 3.4M)

BEDROOM
10'11" x 10'10"
(3.3M x 3.3M)

BEDROOM
9'11" x 9'4"
(3.0M x 2.8M)

HALL

BATH

KITCHEN
11' x 9'4"
(3.4M x 2.8M)

APPROX. GROSS INTERNAL FLOOR AREA 679 SQ FT / 63 SQ M
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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