



£235,000

THREE BEDROOMS *IMMACULATLY PRESENTED* *FAMILY HOME* *AMPLE PARKING* *OCCASIONAL LOFT ROOM* *MODERN KITCHEN & BATHROOM*
LARGE GARDEN *NOT OVERLOOKED* *WALK IN ACCOMODATION*

Townend Estate Agents offer for sale this immaculately presented semi-detached family home. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The heart of the home is undoubtedly the impressive kitchen-diner, which features a stylish breakfast bar, perfect for casual dining or entertaining guests.

Natural light floods the property, particularly in the charming conservatory, which offers a serene space to relax and enjoy the garden views. The living area is inviting and provides a comfortable setting for family gatherings or quiet evenings in.

The property offers ample parking for up to four vehicles, ensuring convenience for residents and visitors alike. Additionally, the boarded loft, complete with two Velux windows, presents a fantastic opportunity for useful storage or could even serve as an occasional room, depending on your needs. This home is not only beautifully maintained but also offers a blend of modern living and practical features, making it a wonderful place to create lasting memories. Don't miss the chance to make this lovely property your own.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Hall Avenue, BD2

Approximate Gross Internal Area
80.6 sq m / 867 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1174847)



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
(92-101) A			(92-101) 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		