



£179,950

NO CHAIN* *TWO BEDROOMS* *JUST A SHORT STROLL TO APPERLEY BRIDGE* *GARDEN* *POPULAR LOCATION* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *IDEAL FOR FIRST TIME BUYERS & FAMILIES* *AMPLE ON STREET PARKING

Townend Estate Agents offer for sale this Stone Built, TWO BEDROOM terraced property. Located in a popular residential area, close to a variety of amenities in Idle Village & Apperley Bridge, with it's train station, marina, canal & riverside walks. With excellent local schools nearby this property is perfect for first time buyers and families alike. Benefitting from two double bedrooms, gas central heating, being recently re-roofed, modern bathroom along with ample on street parking and rear garden, this isn't one to be missed.

The property comprises briefly: Entrance, Lounge, Kitchen-Diner. Upstairs are two bedrooms and the modern house bathroom. Ample on street parking to the front along with a pleasant gated courtyard garden to the rear.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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		

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