



£185,000

NO CHAIN* *THREE BEDROOMS* *TWO RECEPTION ROOMS* *HUGE POTENTIAL TO EXTEND* *POTENTIAL FOR GARDEN ANNEX* *REAR ACCESS FROM MOORSIDE GARDENS* *LARGE GARDENS FRONT & REAR* *POPULAR LOCATION* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *FAMILY HOME

Townend Estate Agents offer for sale this **THREE BEDROOM** semi-detached property. Located in a popular residential area, close to the amenities of Eccleshill Village, Harrogate Road and conveniently placed for access towards Bradford city centre. Will excellent local schools nearby, this property would make the perfect family home. With huge potential to extend at the side (subject to planning) this could be a fantastic project for the growing family. With rear access and garage off Moorside Gardens, the discerning viewer could look at creating a separate **GARDEN ANNEX** (subject to planning) ideal for a dependent relative or teenager/young adult! Benefitting from two reception rooms, gas central heating, UPVC double glazing, gardens front & rear, driveway and garage this isn't one to be missed.

The property comprises briefly: Entrance, Lounge, Dining room (second reception room), Kitchen fitted with a range of base & wall units, useful storage cupboard. Upstairs are **THREE BEDROOMS** and the family bathroom, along with ample storage cupboards and built in wardrobes in bedroom two. Externally are good sized gardens front and rear, along with ample side plot, ideal for extending (subject to planning). Access to garage and driveway to the rear (Moorside Gardens). The discerning viewer could create significantly more driveway parking very easily, as well converting/extending the existing detached garage into separate annex accommodation, depending on their needs.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Ground Floor
Approx. Area: 40.6 m² ... 437 ft²

First Floor
Approx. Area: 40.6 m² ... 437 ft²

Approx. Total Area: 81.2 m² ... 874 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(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			
			84				84
			69				69