



£140,000

NO CHAIN* *TWO/THREE BEDROOMS* *POPULAR LOCATION* *ENCLOSED GARDEN* *IDEAL FOR FIRST TIME BUYERS & INVESTORS* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *REAR BACK TO BACK* *USEFUL CELLAR STORAGE* *TWO SHOWERS

Townend Estate Agents offer for sale this two/three bedroom, rear back to back terraced property. Located in a popular residential area, close to all the amenities of Idle, Thackley and just a short drive from Apperley Bridge with it's marina, train station, river & canal side walks. Perfect for first time buyers and investors alike, with landlords looking at a return of around £800-850pcm. Benefitting from an enclosed courtyard garden, occasional loft room with shower cubicle & basin, useful cellar storage, gas central heating and UPVC double glazing, this isn't one to be missed.

The property comprises briefly: Entrance, Lounge-Kitchenette with stairs down the useful cellar/utility room. To the first floor and two bedrooms and the house bathroom. To the second floor is the occasional third bedroom with shower cubicle and wash basin. Externally is a good sized, fully enclosed courtyard garden with access to Butt Lane.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

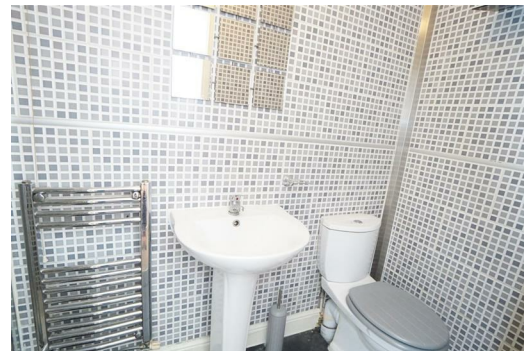
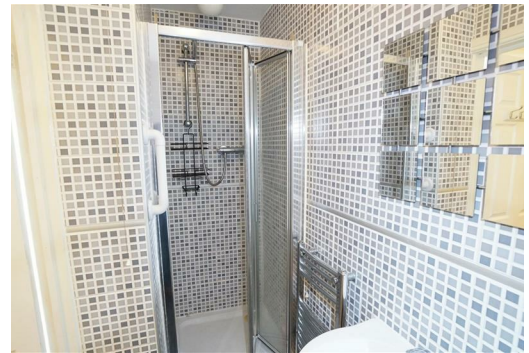
SURVEYS

New Street, BD10

Approximate Gross Internal Area = 71.8 sq m / 773 sq ft
Cellar = 22.3 sq m / 240 sq ft
Total = 94.1 sq m / 1013 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuk.com © (ID1079666)



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		

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284
104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

SALES • LETTING

VAT Reg. No. 556 807 414
Company No. 7191625. Registered UK.

