



£145,000

THREE BEDROOMS* *END TOWNHOUSE* *POPULAR LOCATION* *FAMILY HOME* *WELL PRESENTED* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *AMPLE PARKING* *GARDENS* *DETACHED GARAGE

Townend Estate Agents offer for sale this THREE BEDROOM end townhouse. Located on a quiet street in a popular residential area. Conveniently placed for access towards both Leeds & Bradford, and benefitting from a wide range of local amenities in Eccleshill Village and Harrogate Road. Being well placed for excellent local schools, this well presented family home is perfect for first time buyers and families alike. Benefitting from gas central heating, UPVC double glazing, ample driveway parking, detached garage, well maintained gardens and open plan kitchen-diner, this isn't one to be missed.

The property comprises briefly: Entrance, Lounge with doors opening to Kitchen-Diner. Creating an open plan style living-dining space. Upstairs are THREE BEDROOMS and the house bathroom. Externally to the rear is a well maintained garden, with both decking and lawn area, perfect for entertaining! To the front is a smaller lawn garden, ample driveway parking and detached garage.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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 | | | 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 | | |