

NEW
INSTRUCTION



£150,000

THREE BEDROOMS *MASSIVE POTENTIAL TO EXTEND* *CORNER PLOT* *WELL PRESENTED* *FAMILY HOME* *MODERN KITCHEN-DINER* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *GARAGE & PARKING*

Townend Estate Agents offer for sale this THREE BEDROOM semi-detached property. Located on a quiet cul-de-sac in a popular residential area. Close to excellent local schools and amenities as well as a short walk from Peel Park. Conveniently placed for access towards the city centre, ideal for commuting. This superior corner plot comes with massive potential to extend (subject to planning) with spacious side/rear plot, ideal for creating a separate annex for a dependant relative. This well presented family home benefits from recently modernised kitchen-diner, UPVC double glazing, gas central heating and modern house bathroom. The property comprises briefly: Entrance, Lounge, modern Kitchen-Diner fitted breakfast island and integrated hob. Upstairs are THREE bedrooms and the house bathroom. Externally to the rear/side is a spacious plot, ideal for extending (subject to planning). With integrated garage and off street parking to the front.

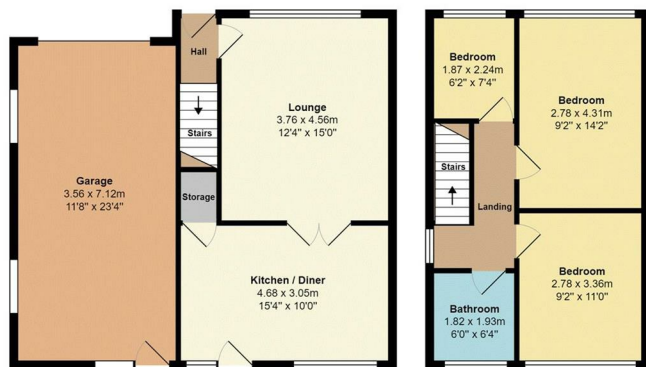
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Ground Floor
 Approx. Area: 61.4 m² ... 661 ft²

First Floor
 Approx. Area: 36.1 m² ... 389 ft²

Approx. Total Area: 97.5 m² ... 1049 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
Very energy efficient - lower running costs (92 plus) A	87
(81-91) B	
(69-80) C	67
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	86
(81-91) B	
(69-80) C	63
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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