



**£140,000**

**\*THREE BEDROOMS\* \*POPULAR LOCATION\* \*GARDENS\* \*FAMILY HOME\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*FIRST TIME BUYERS\* \*INVESTORS/LANDLORDS\***

Townend Estate Agents offer for sale this **THREE BEDROOM** semi-detached property. Located in a popular residential area, close to a variety of amenities in Idle, Eccleshill and Five Lane Ends as well as being well placed for excellent local schools. This property will appeal to first time buyers, families and investors alike, with landlords looking at a return of around £850pcm. Benefitting from UPVC double glazing, gardens to the front, side & rear.

The property comprises briefly: Entrance, spacious Lounge, Kitchen. Upstairs are **THREE BEDROOMS**, the house bathroom and separate W/C. Externally is a good sized sun trap rear garden, along with gardens to the front and side.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

## Ridgeview Gardens, BD10

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft

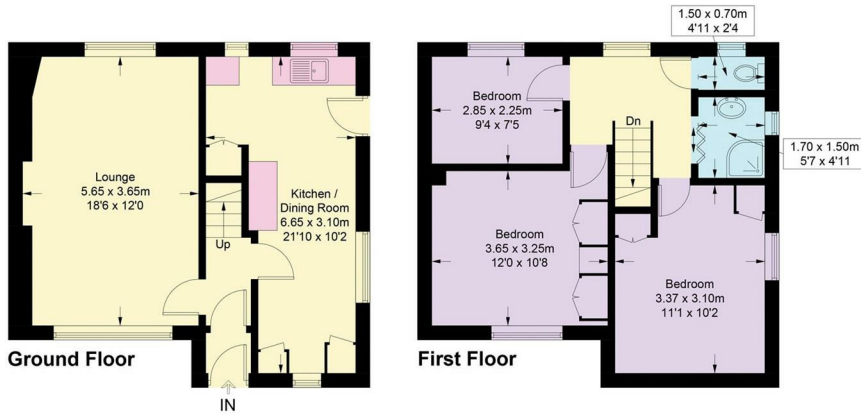


Illustration for identification purposes only. Measurements are approximate, not to scale. Fouriabs.co © (ID1131022)



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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>85</b>	(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>65</b>	(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	