



£205,000

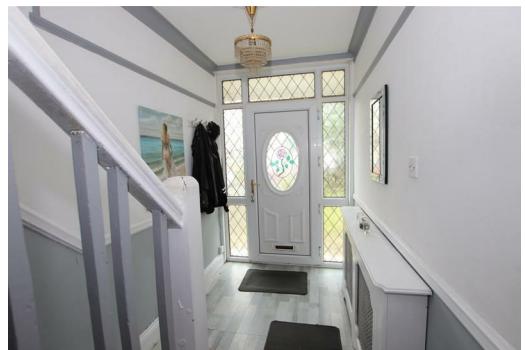
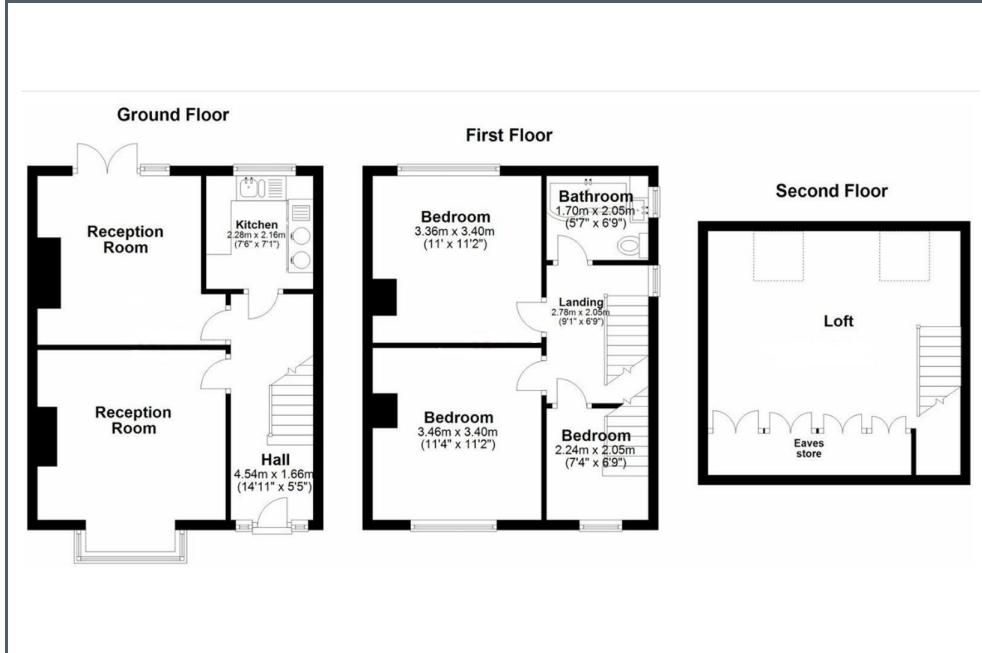
THREE BEDROOMS *PLUS SPACIOUS LOFT ROOM* *TWO RECEPTION ROOMS* *LARGER GARDENS* *DRIVEWAY PARKING*
POPULAR LOCATION *FAMILY HOME*

Townend Estate Agents offer for sale this THREE BEDROOM, plus large loft room, semi-detached property. Benefiting from two reception rooms, gas central heating, ample driveway parking and good sized rear garden. Ideal for first time buyers and families. Perfectly placed for all the amenities of Five Lane Ends, Idle and Wrose, within walking distance of well regarded primary and secondary schools.

The property comprises briefly: Entrance hall, Lounge with feature fireplace, Dining room with patio doors leading to rear garden, Kitchen fitted with a range of base & wall units. Upstairs are two double bedrooms with bedroom three having a staircase to occasional large loft room with two velux windows (no regs). Externally is a good sized rear garden with both lawn and patio areas. Smaller garden to the front with ample driveway parking.

Ask us about....





| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

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 OR 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.

SALES • LETTING

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