



£450,000

NEW PRICE *NO CHAIN* *SIX/SEVEN BEDROOMS* *TWO RECEPTION ROOMS* *GENEROUS ROOM SIZES THROUGHOUT* *FLEXIBLE LIVING ACCOMMODATION* *POPULAR LOCATION* *IDEAL FOR LARGE FAMILIES* *EXTENDED AND RENOVATED THROUGHOUT* *GARDEN & DRIVEWAY PARKING

Townend Estate Agents offer for sale this six/seven bedroom detached property, with no onward chain! Ideal for large families, this family home benefits from generous room sizes throughout, as well as multiple reception rooms/bedrooms which can be utilised as such, depending on the purchasers needs. Located in a popular residential area, close to all the amenities of Wrose Village, Five Lane Ends and with excellent schools nearby this really isn't one to be missed! Having undergone extensive renovations and having been extended, this property benefits from UPVC double glazing, gas central heating, downstairs shower room and driveway parking.

The property comprises briefly: Entrance porch, spacious Lounge with patio door leading to rear garden, along with dining area. Kitchen fitted with a range of base & wall units, second reception room/bedroom seven (depending on the purchasers requirements), modern downstairs shower room.

Upstairs are a further six spacious bedrooms, along with house bathroom. Externally are gardens along with driveway parking.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Bolton Hall Road, BD2

Approximate Gross Internal Area = 192.4 sq m / 2071 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuketch.com © (ID1066569)



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		

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