



£155,000

**\*NO CHAIN\* \*THREE BEDROOMS\* \*TWO BATHROOMS\* \*QUIET CUL-DE-SAC\* \*MODERN TOWNHOUSE\* \*WELL PRESENTED\* \*OFF STREET PARKING\* \*GARDENS\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*FIRST TIME BUYERS\***

Townend Estate Agents are pleased to offer for sale this THREE BEDROOM END TOWN HOUSE. Situated on a quiet cul-de-sac in a popular residential area, close to excellent local schools and a variety of local amenities in Idle Village, Five Lane Ends and Eccleshill. Just a short journey from Apperley Bridge Train Station providing easy access to Bradford and Leeds. Enjoying long distance views at the rear and an open aspect to the front. Ideal for first time buyer and families alike. Benefiting from uPVC double glazing and gas central heating. This well presented family home comprises briefly: Entrance Hall, Cloaks W.C., Lounge, Dining-Kitchen, Three Bedrooms and Bathroom. Off road parking to the front, along with enclosed rear garden with both lawn and patio areas.

Ask us about...

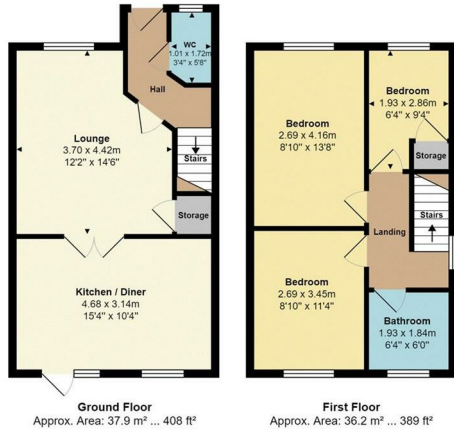
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





**Ground Floor**  
Approx. Area: 37.9 m<sup>2</sup> ... 408 ft<sup>2</sup>

**First Floor**  
Approx. Area: 36.2 m<sup>2</sup> ... 389 ft<sup>2</sup>

Approx. Total Area: 74.1 m<sup>2</sup> ... 798 ft<sup>2</sup>

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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>95</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>	(81-91) <b>B</b>		
(69-80) <b>C</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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			