



£225,000

THREE BEDROOMS *EXTENDED* *TWO RECEPTION ROOMS* *POPULAR LOCATION* *FAMILY HOME* *GARDENS* *AMPLE PARKING TO THE FRONT* *GARAGE*
IMMACULATED PRESENTED *MODERN KITCHEN & BATHROOM*

Townend Estate Agents offer for sale this immaculately presented three bedroom semi-detached property. Being an ideal family home, perfect for first-time buyers seeking comfort and convenience.

Upon entering, you are greeted by two inviting reception rooms, which offer versatile living spaces that can be tailored to your needs, whether for relaxation or entertaining. The layout is both practical and welcoming, ensuring that every corner of the home is utilised to its fullest potential.

The location is particularly advantageous, as it is situated close to local schools and all the amenities of Wrose and Five Lane Ends, making daily life effortless. This delightful home combines modern living with a sense of community, making it a wonderful opportunity for those looking to establish themselves in a friendly neighbourhood.

With its appealing features and prime location, this property is not to be missed. The property comprises briefly: Entrance hall, spacious lounge with wood burning stove and impressive stone fireplace. Dining Room with patio doors leading the rear garden. Modern Kitchen fitted with a range of base & wall units. Upstairs are three bedrooms and the modern house bathroom. Externally to the rear is a good sized garden with decking, patio and lawn areas, along with a detached garage. Top the front is ample off street parking.

Ask us about....



AUCTION



CONVEYANCING

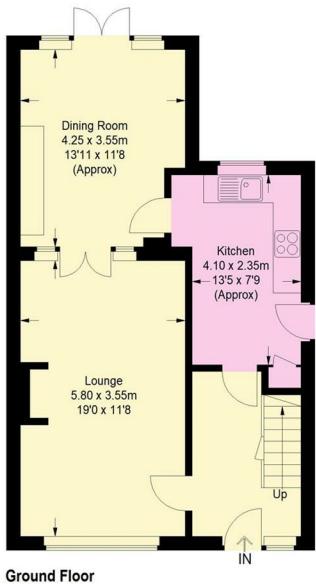


MORTGAGES



SURVEYS

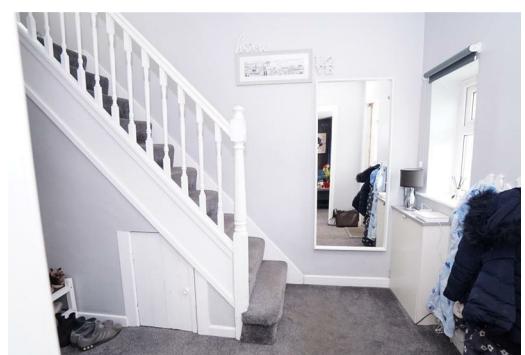
Plumpton Drive, BD2



Approximate Gross Internal Area
93.4 sq m / 1005 sq ft

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © 2025 (ID1174188)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)			
B (81-91)	A		
C (69-80)	B		
D (55-68)	C		
E (40-54)	D		
F (21-38)	E		
G (1-20)	F		
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)			
B (81-91)	A		
C (69-80)	B		
D (55-68)	C		
E (40-54)	D		
F (21-38)	E		
G (1-20)	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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The Property
Ombudsman