



£155,000

\*NO CHAIN\* \*TWO BEDROOMS\* \*POTENTIAL TO EXTEND\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*DRIVEWAY PARKING\* \*GARDENS\*  
\*MODERN BATHROOM\* \*IDEAL FOR FIRST TIME BUYERS & YOUNG FAMILIES\*

Townend Estate Agents offer for sale this charming semi-detached house with fantastic potential! This lovely property boasts a reception room, two bedrooms, and a modern bathroom, making it perfect for a small family or a couple looking for a cozy home.

One of the standout features of this property is the potential to extend either at the side or rear, allowing you to customize and expand the living space to suit your needs.

Imagine the possibilities - a spacious kitchen extension, a home office, an additional bedroom, or even a sunlit conservatory to enjoy your morning coffee in. Convenience is key with this property, as it offers parking for two vehicles on the driveway, ensuring you never have to worry about finding a spot on the street. Additionally, being close to local schools means that your children can have a short and safe commute, making the morning school run a breeze.

Don't miss out on the opportunity to own this delightful home in a desirable location. Whether you're looking to start a family, downsize, or invest in a property with great potential, Alanby Drive is the perfect place to call home.

The property comprises briefly: Entrance, Lounge, Kitchen -Diner. Upstairs are two bedrooms and the modern house bathroom. Externally are gardens front & rear along with ample driveway parking.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

## Alanby Drive, BD10

Approximate Gross Internal Area = 53.8 sq m / 579 sq ft

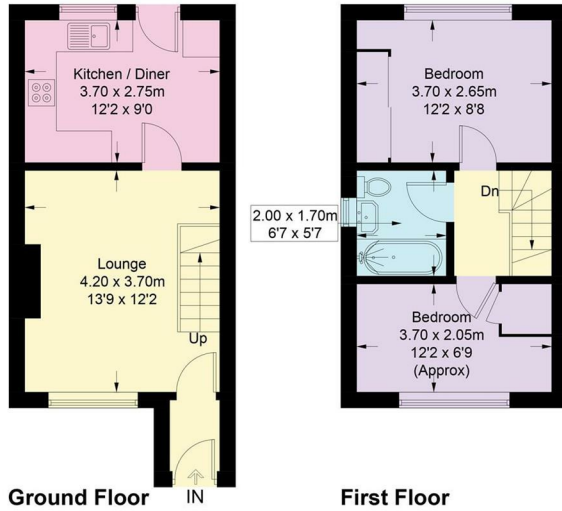
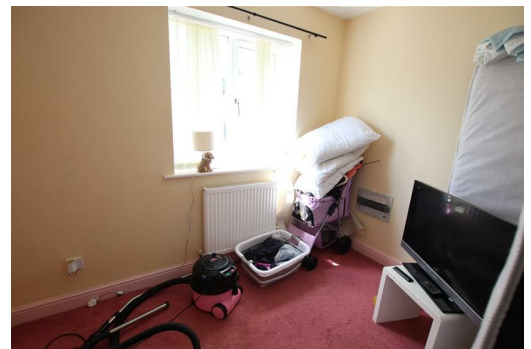


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuketch.com © (ID1110553)



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>			(92 plus) <b>A</b>		
(81-91) <b>B</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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284  
104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

SALES • LETTING

VAT Reg. No. 556 807 414  
Company No. 7191625. Registered UK.

