



**£150,000**

\*TWO BEDROOMS\* \*IMMACULATED PRESENTED\* \*IDEAL FOR FIRST TIME BUYERS & LANDLORDS\* \*GARDENS\* \*DRIVEWAY PARKING\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*QUIET CUL-DE-SAC\* \*MODERN KITCHEN & BATHROOM\*

Townend Estate Agents offer for sale this immaculately presented two bedroom semi-detached house. Offering a delightful opportunity for both first-time buyers and investors alike, with landlords looking at a return of around £800-£850pcm. Situated in a popular residential area on a quiet cul-de-sac, this home benefits from a peaceful atmosphere while still being conveniently close to local amenities, including well regarded primary and secondary schools.

The property features well-maintained gardens, which offer a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Parking is a breeze with space available for two vehicles, ensuring that you and your guests can come and go with ease. This property is not only a wonderful place to call home but also presents a promising investment opportunity in a sought-after area.

The property comprises briefly: Entrance, Lounge with feature fireplace, modern Kitchen fitted with a range of base & wall units, new worktops and flooring. Upstairs are two good sized bedrooms and the modern house bathroom. Externally to the rear is an enclosed garden, with driveway parking to the front.

Ask us about....



## Botany Avenue, BD2

Approximate Gross Internal Area = 65.6 sq m / 706 sq ft

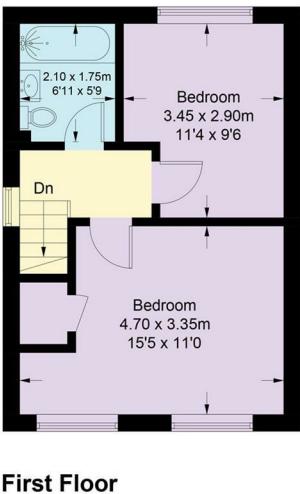
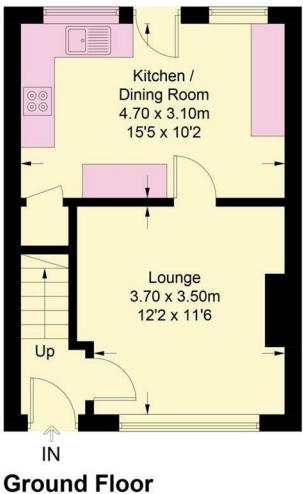


Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1180280)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83	
(81-91)	B	67	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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