



£210,000

\*FOUR BEDROOMS\* \*FAMILY HOME\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*STONES THROW FROM LISTER PARK\* \*WELL PRESENTED THROUGHOUT\* \*REAR YARD\* \*USEFUL BASEMENT ROOM\*

Townend Estate Agents offer for sale this delightful terraced house. Presenting an excellent opportunity for families seeking a comfortable and well-presented home. Boasting four spacious bedrooms, this property is designed to accommodate the needs of modern family life. The inviting reception room offers a warm and welcoming space for relaxation and entertaining. The house features a well-appointed bathroom, ensuring convenience for all family members. Its prime location is a significant advantage, as it is just a stone's throw away from the picturesque Lister Park, perfect for leisurely strolls and outdoor activities. Additionally, the property is conveniently situated close to local schools, making it an ideal choice for families with children. Residents will also appreciate the proximity to the city centre, where a variety of amenities, shops, and services are readily available. This home not only provides a comfortable living space but also offers a vibrant community atmosphere. With its appealing features and excellent location, this terraced house on Highgate is a wonderful opportunity for those looking to settle in a family-friendly neighbourhood.

Ask us about....

AUCTION

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SURVEYS

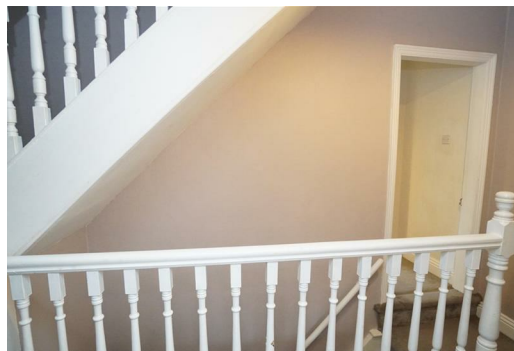
## Highgate, BD9

Approximate Gross Internal Area = 114.0 sq m / 1227 sq ft

 = Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1260783)



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                  |                         |                                                                                       |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                             |                                                                 | Current                 | Potential                                                                             |
| Very energy efficient - lower running costs |                         |                                                                                       | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                       |
| (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 |                         |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |

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