



Offers Over £180,000

Located in the charming area of New Line, Greengates, Twixt Idle & Calverley, this Victorian end terrace house is a true gem waiting to be discovered. As you step inside, you are greeted by the warmth of the stone-built structure and character. Woodburning stove and stripped flooring to the lounge and hallway.

Planned over three floors, this delightful house boasts one reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or a guest room. Basement storage.

The property features a modern bathroom, ideal for your daily routines. Parking will never be an issue with roadside & an off road space at the rear, ensuring convenience for you and your visitors.

Situated close to Woodhouse Grove Boarding School, this home is perfect for families with children attending the school. Additionally, the nearby canal and river offers a picturesque setting for leisurely walks or bike rides.

Greengates village amenities are just a short walk away, providing easy access to restaurants, wine bars, micro pubs, and local supermarkets. Whether you fancy a night out or need to run a quick errand, everything you need is within reach.

Don't miss out on the opportunity to make this Victorian end terrace house your new home. Embrace the charm of a bygone era while enjoying the modern conveniences of today. Contact us now to arrange a viewing and start envisioning your life in this lovely property.

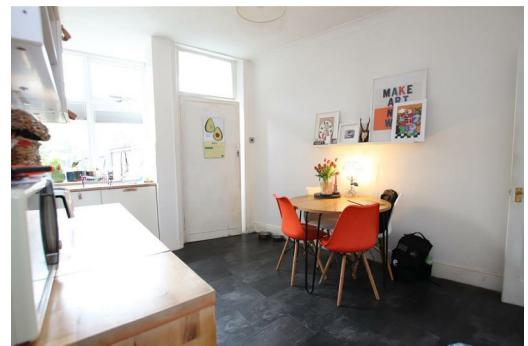
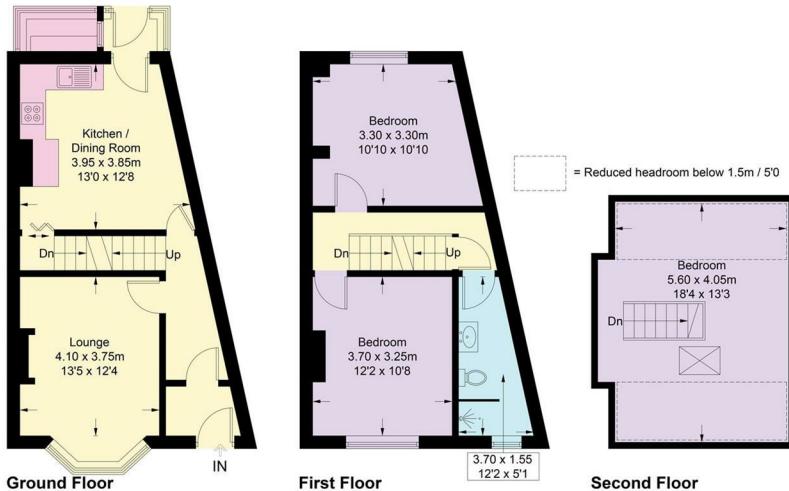
Council tax band B.

Ask us about....



New Line, BD10

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ 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.

Townend Estate Agents

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

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