



£135,000

***ONE BEDROOM* *NO CHAIN* *RECENTLY RENOVATED & EXTENDED* *PERIOD COTTAGE* *ORIGINAL FEATURES* *SPACIOUS GARDEN* *USEFUL BASEMENT STORAGE* *WELL PRESENTED THROUGHOUT* *CLOSE TO LOCAL AMENITIES* *SHORT WALK TO APPERLEY BRIDGE, MARINA & RAILWAY STATION* ***

Townend Estate Agents offer for sale this ONE BEDROOM terraced cottage with NO ONWARD CHAIN. Located on a quiet backwater in a popular residential area. Close to a variety of amenities at Greengates and just a stones throw from Apperley Bridge, with it's marina, train station, canal and riverside walks. This fantastic period cottage retains original features such as the stone floors & fireplace, whilst also being recently renovated and extended to a fantastic modern standard, benefitting from a new kitchen, re-plastered, re-wired, new GCH and new roof (all 3 years). With multi-fuel stove, useful cellar storage and deceptively spacious back garden this is not one to be missed. The property comprises briefly: Entrance, open plan Lounge with original stone floors and fireplace through to extended Kitchen-Diner with two Velux skylights and patio doors to rear garden, creating a light, bright and airy space. Down to useful cellar storage. Upstairs is the master bedroom with lovely built in wardrobes and the house bathroom. Fully boarded loft. Externally is a spacious garden with both lawn and patio areas.

Parking is available in the Asda car park on New Line, there is also ample parking on Harrogate Road.
For access to this property there is right of way across the adjoining number four.

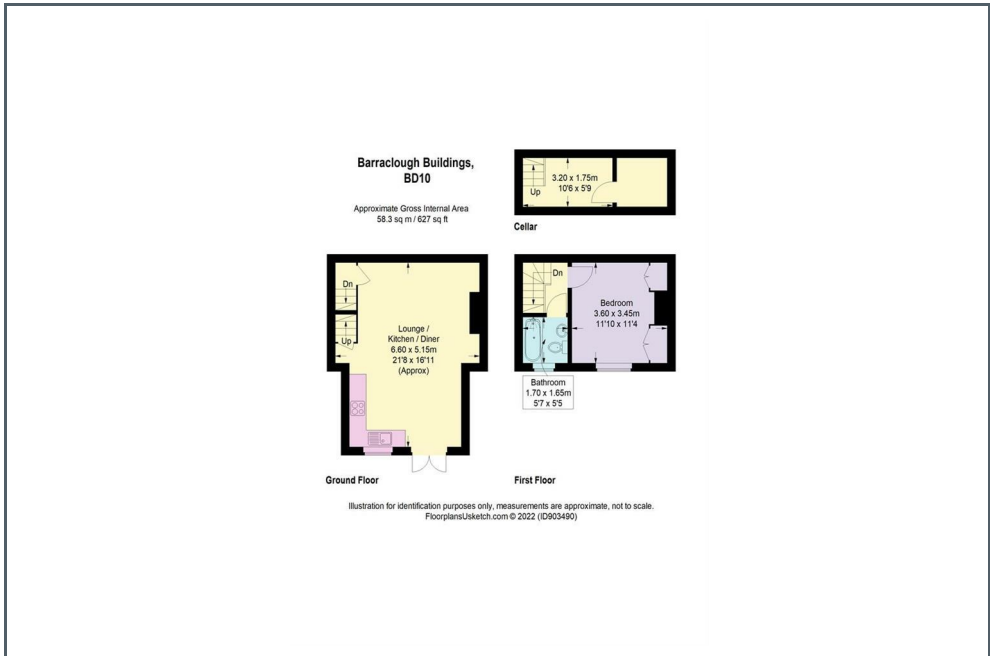
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	86		
	66		
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

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