



£199,000

NO CHAIN* *THREE BEDROOMS* *SEMI-DETACHED* *POPULAR LOCATION* *FAMILY HOME* *AMPLE PARKING* *TWO GARAGES* *NEW CARPETS* *NEW BOILER & RADIATORS* *NEW DECOR

Townend Estate Agents offer for sale this **THREE BEDROOM** semi-detached property, with **NO ONWARD CHAIN!** Located in a popular residential area close to a variety of amenities on Killinghall Road and conveniently placed for access towards the city centre. Just a stones throw from Bradford Moor Park, ideal for families! The property benefits from gas central heating (new boiler and radiators), new décor, new carpets, UPVC double glazing, two garages and ample gated driveway parking for multiple vehicles.

The property comprises briefly: Entrance porch, Entrance hallway, Lounge, Kitchen. Upstairs are **THREE BEDROOMS** and the house bathroom. Externally is ample gated driveway parking to the front and rear as well as two garages.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Third Avenue, BD3

Approximate Gross Internal Area = 73 sq m / 786 sq ft

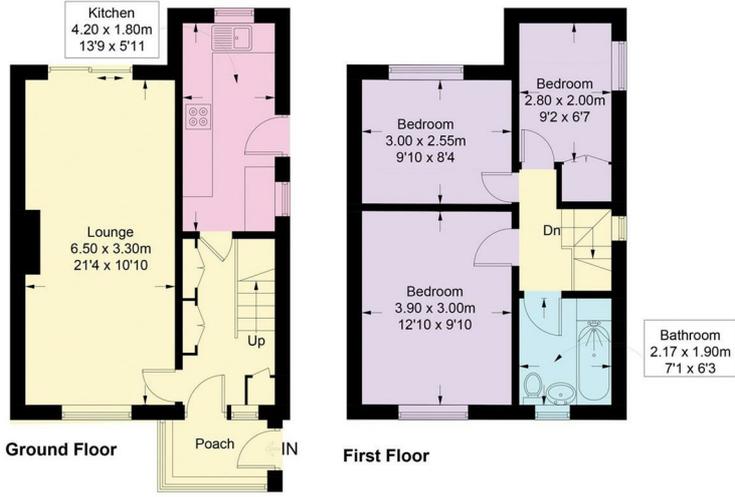


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID876212)



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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
			85
			70

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			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		

EU Directive 2002/91/EC