



£200,000

THREE BEDROOMS *TWO RECEPTION ROOMS* *QUIET CUL-DE-SAC* *AMPLE DRIVEWAY PARKING* *GARDEN* *GARDEN ROOM* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *FAMILY HOME* *WELL PRESENTED THROUGHOUT*

Townend Estate Agents offer for sale this charming three bed semi-detached house, perfect for first-time buyers or families, looking for a fantastic home. Just a stones' throw from St.Claire's primary, making the school run a breeze! This property boasts three cosy bedrooms and two reception rooms, ideal for a growing family. One of the highlights of this property is the garden complete with lawn and a delightful decking area where you can enjoy outdoor gatherings or simply relax in the fresh air. Additionally, the property features a unique 'man-cave'/garden room, providing a versatile space for hobbies, relaxation, or entertaining guests. Parking will never be an issue with the gated driveway that can accommodate up to four vehicles, ensuring convenience and security for you and your family. Situated in a peaceful cul-de-sac, this home offers a tranquil environment away from the hustle and bustle of the city, making it a perfect retreat after a long day. Don't miss out on the opportunity to make this lovely property your own - schedule a viewing today and envision the possibilities that this charming home on Wood View Drive has to offer.

The property comprises briefly: Entrance hall, Lounge with feature fireplace, Dining Room and Kitchen fitted with a range of base & wall units. Upstairs are three bedrooms and the family bathroom. Externally to the rear is a garden with both lawn and decking areas, along with a fantastic 'man-cave'/garden room. Detached garage and ample driveway parking.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Wood View Drive, BD2

Approximate Gross Internal Area = 73.7 sq m / 793 sq ft

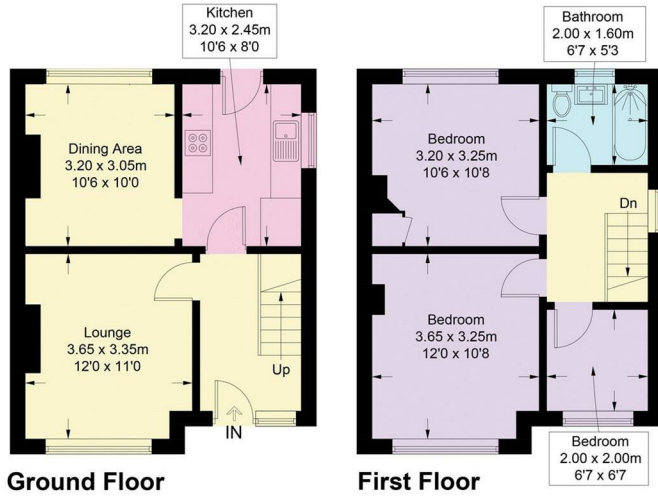
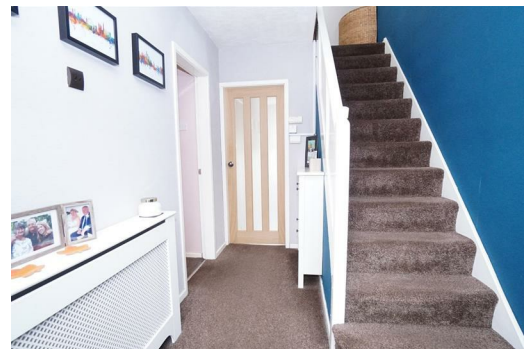


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1149442)



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(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		
England & Wales			England & Wales		
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

SALES • LETTING

VAT Reg. No. 556 807 414
Company No. 7191625. Registered UK.

