



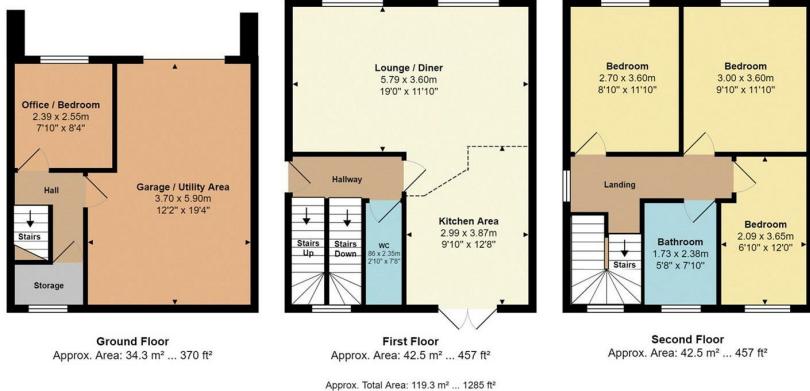
£315,000

DETACHED* *THREE/FOUR BEDROOMS* *THREE STORIES* *POPULAR LOCATION* *OPEN PLAN LIVING* *FAMILY HOME* *INTEGRAL GARAGE* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *FANTASTIC VIEWS

Townend Estate Agents offer for sale this THREE/FOUR BEDROOM DETACHED FAMILY HOME. Located in a popular residential area, close to the amenities of Idle Village, Five Lane Ends and Apperley Bridge, benefitting from its train station, marina, river & canal side walks. Within walking distance to the excellent Blakehill Primary & Immanuel Secondary School. Planned over three floors with open plan living on the first floor, featuring Kitchen & living-dining space and cloaks W/C. The ground floor boasts a spacious integral garage which could easily form additional living accommodation, plus handy office/bedroom 4! To the second floor are THREE good sized bedrooms (with stunning views looking across the Aire Valley) and house bathroom. With driveway parking to the front and garden to the rear.

Ask us about....





Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93	
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	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

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SALES • LETTING

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