



£200,000

**\*TWO BEDROOMS\* \*TRUE BUNGALOW\* \*POTENTIAL FOR FURTHER DEVELOPMENT\* \*IMMACULATELY PRESENTED\* \*QUIET CUL-DE-SAC\* \*GARDENS & AMPLE PARKING\* \*IDEAL FOR RETIREES\* \*WALK IN ACCOMMODATION\***

Townend Estate Agents offer for sale this immaculately presented semi-detached bungalow, located on the tranquil cul-de-sac of Bredon Avenue, offering a perfect retreat for those seeking a peaceful lifestyle. With two well-proportioned bedrooms and a comfortable reception room, this true bungalow is designed for ease of living, making it an ideal choice for retirees or anyone looking to downsize.

The property boasts a generous driveway that can accommodate multiple vehicles, ensuring convenience for both residents and guests. The lovely garden surrounding the bungalow provides a delightful outdoor space, perfect for enjoying the fresh air.

One of the standout features of this home is its potential for further development. With the possibility to create additional dormer rooms, subject to planning permission, there is ample opportunity to enhance the living space to suit your needs. Being immaculately presented throughout, this property offers 'walk in accommodation' for the discerning viewer.

This charming bungalow combines comfort, practicality, and potential, all within a serene setting. If you are looking for a well-maintained home in a quiet location, this property on Bredon Avenue is not one to be missed.

Ask us about....

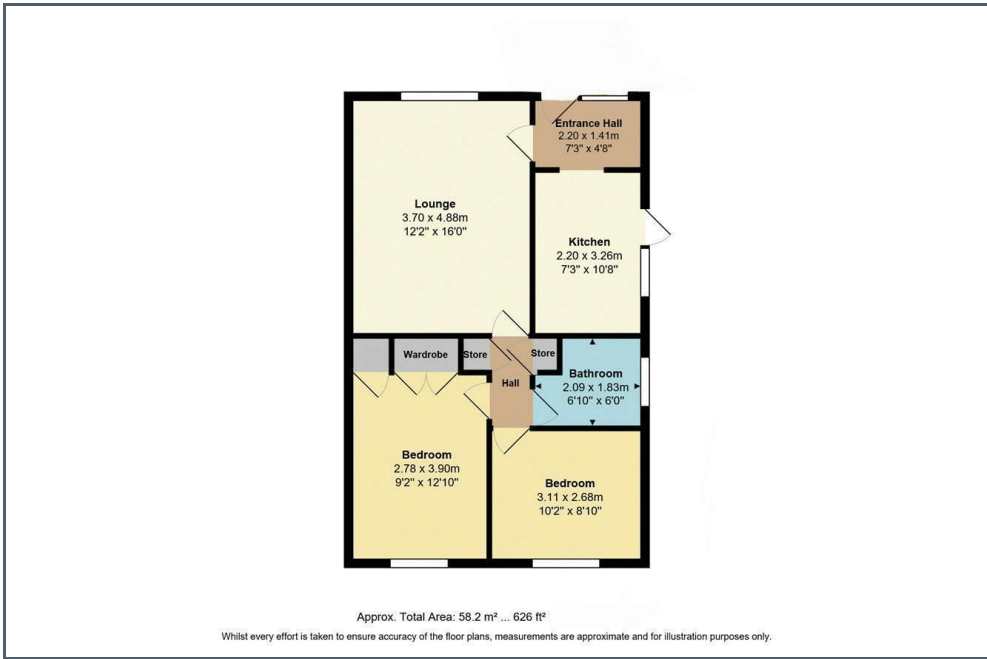
AUCTION

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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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