



**Asking Price £220,000**

**\* NEW PRICE\* \*TWO BEDROOMS\* \*LUXURY BATHROOM\* \*SEMI-DETACHED BUNGALOW\* \*LEVEL GARDENS\* \*DRIVEWAY & GARAGE\* \*PERFECT FOR RETIREES\* \*CLOSE TO LOCAL AMENITIES\* \*QUIET CUL-DE-SAC\***

Townend Estate Agents offer for sale this TWO BEDROOM semi-detached bungalow. Located on a quiet cul-de-sac in a popular residential area. Close to a variety of amenities at both Baildon & Shipley and with well supported local bus routes, this property is not one to be missed! Being well presented throughout, this true bungalow is perfect for retiree's, developers and families! Benefitting from UPVC double glazing, gas central heating, two reception rooms, modern bathroom, driveway parking for several cars, good sized garden and detached garage.

The property comprises briefly: Entrance, Lounge, Kitchen open to Dining room with patio doors leading to rear garden, two bedrooms and the modern house bathroom. Externally to the rear is a good sized lawn garden with patio area. To the front is a smaller front garden with ample driveway parking and garage.

Developers: Scope for a double dormer conversion (subject to planning)

Ask us about...

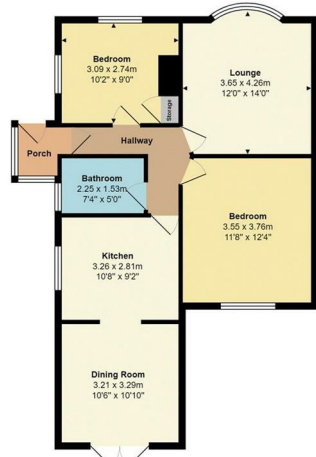
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





Approx. Total Area: 67.7 m<sup>2</sup> ... 729 ft<sup>2</sup>  
 Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		

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