



£165,000

NO CHAIN *TWO DOUBLE BEDROOMS* *IDEAL FOR FIRST TIME BUYERS & INVESTORS* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *LANDSCAPED GARDENS* *POPULAR LOCATION*

Townend Estate Agents offer for sale this delightful semi-detached house, presenting an excellent opportunity for first-time buyers and savvy investors alike. The property boasts two well-proportioned bedrooms (WITH POTENTIAL TO FORM 3), providing ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout attributes of this property is its beautifully landscaped gardens, which offer a serene outdoor retreat for relaxation and leisure. Situated close to the amenities of Greengates and Idle, residents will benefit from easy access to a variety of shops, cafes, and essential services, making daily life both convenient and enjoyable. In summary, this semi-detached house in Orchard Grove is a wonderful opportunity for those looking to enter the property market or expand their investment portfolio. With its attractive features and prime location, it is a must-see for anyone seeking a charming home in Bradford.

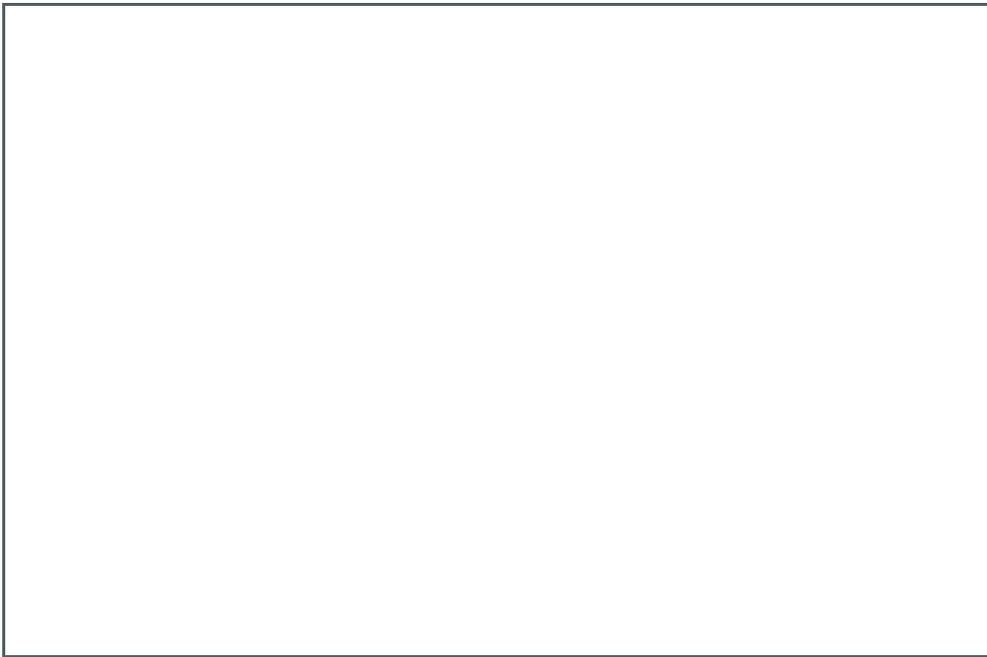
Ask us about...

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 ₂) Rating	
Current	Potential	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 (1-20) G Not energy efficient - higher running costs		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 <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	