



£139,950

TWO BEDROOMS *POPULAR LOCATION* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *IDEAL FOR FIRST TIME BUYERS* *CONSERVATORY* *OFF STREET PARKING* *LARGE GARDEN TO REAR*

Townend Estate Agents offer for sale this two bedroom terraced property. Located in a popular residential area, close to all the amenities of Eccleshill Village and Harrogate Road. Ideal for first time buyers looking to take their first steps on the property ladder. Benefiting from a conservatory with a new roof, new UPVC, new boiler, new decor & flooring, garden to the rear along with parking for two vehicles this isn't one to be missed.

The property comprises briefly: Entrance, Lounge with feature fireplace, Kitchen fitted with a range of base & wall units through to Conservatory. To the second floor are two bedrooms and the house bathroom. Externally to the rear a larger garden area with decking area and off street parking for two vehicles.

Ask us about....



Chapel Street, BD2
Approximate Gross Internal Area = 68.7 sq m / 739 sq ft



Energy Efficiency Rating		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			
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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