



£850 PCM

***TWO BEDROOMS* *POPULAR LOCATION* *WELL PRESENTED THROUGHOUT* *DRIVEWAY PARKING* *GARDENS*
*CLOSE TO LOCAL SCHOOLS & AMENITIES***

Townend Estate Agents offer to let this TWO BEDROOM semi-detached property. Located in a popular residential area, close to a variety of amenities and Bolton Outlanes, Eccleshill and just a short drive from the city centre. Being well presented throughout, this property benefits from UPVC double glazing, gas central heating, driveway parking and gardens.

The property comprises briefly: Entrance, Lounge, Kitchen-Diner fitted with a range of base & wall units and patio doors leading to rear garden. Upstairs are two good sized bedrooms and the house bathroom.

Externally to the rear is garden with both lawn and decking area. To the front is driveway parking.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Ashbourne Road, BD2

Approximate Gross Internal Area = 54.1 sq m / 582 sq ft

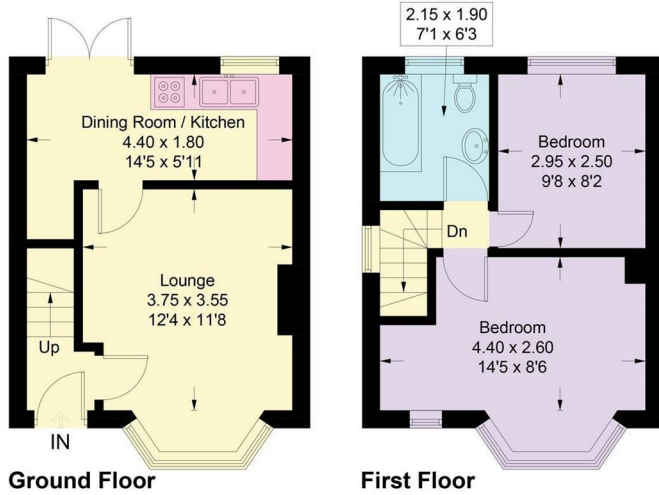


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1059536)



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

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