



£180,000

THREE BEDROOMS *WELL PRESENTED* *PRIVATE DRIVE* *POPULAR LOCATION* *QUIET CUL-DE-SAC* *CLOSE TO LOCAL SCHOOLS & AMENITIES*
FAMILY HOME *GARDENS & DRIVEWAY PARKING* *GARAGE BAR & STORAGE* *CONSERVATORY* *AIR CONDITIONING*

Townend Estate Agents offer for sale this THREE BEDROOM semi - detached property. Located on a private drive at the end of a quiet cul-de-sac in a popular residential area. Close to a variety of amenities, and conveniently placed for access towards Bradford city center. With excellent local schools nearby, this property is the ideal family home! Being well presented throughout, the property benefits from gardens, driveway parking, converted garage bar & storage area, conservatory, UPVC double glazing and gas central heating & AIR CONDITIONING.

The property comprises briefly: Entrance, Lounge, Kitchen-Diner fitted with a range of base & wall units, patio door through to Conservatory. Upstairs are THREE bedrooms, the master with en-suite shower room, family bathroom. Externally to the rear is a good sized garden with both lawn and patio areas. To the front is a semi-detached garage, with excellent bar conversion, larder and extra storage. Driveway parking to the front.

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 | | Very environmentally friendly - lower CO ₂ emissions (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 | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |