

NEW  
INSTRUCTION



£240,000

\*THREE BEDROOMS\* \*DETACHED\* \*EXTENDED\* \*POPULAR LOCATION\* \*TWO BATHROOMS\* \*SPACIOUS MODERN KITCHEN-DINER\* \*LARGE GARDEN\* \*WELL PRESENTED\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*FAMILY HOME\*

Townend Estate Agents offer for sale this EXTENDED THREE BEDROOM DETACHED property. Located in a popular residential area, close to a range of amenities and excellent local schools. This well presented family home is conveniently placed for access towards both Leeds & Bradford, perfect for commuting.

Having been extended to create an additional ground floor bathroom and laundry room, with modern décor throughout, as well as open plan kitchen-diner, two bathrooms, UPVC double glazing, Composite doors, gas central heating and large garden with patio, lawn and decking areas, this really isn't one to be missed.

The property comprises briefly: Entrance hall, Lounge, spacious open plan Kitchen-Diner, Shower room and Laundry room. Upstairs are THREE BEDROOMS and Luxury house bathroom, Ladder access to part boarded loft. External access to under house storage. Externally to the rear is a large garden with patio, lawn and decking area, perfect for entertaining. To the front is gated driveway parking with ample room for three vehicles.

Ask us about...

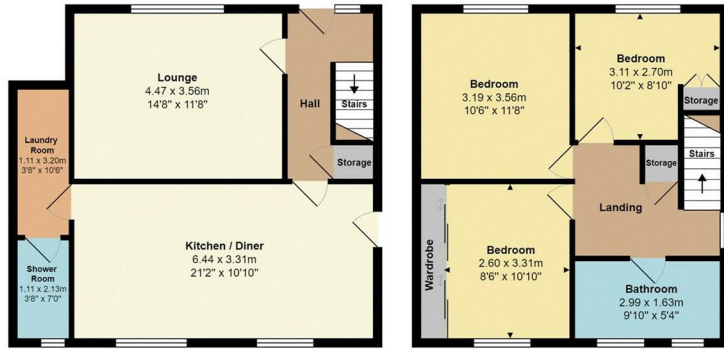
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



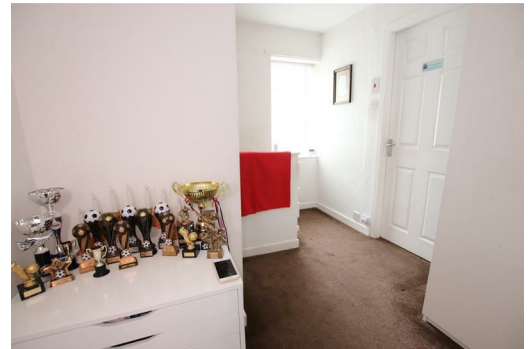


**Ground Floor**  
Approx. Area: 51.1 m<sup>2</sup> ... 550 ft<sup>2</sup>

**First Floor**  
Approx. Area: 45.2 m<sup>2</sup> ... 486 ft<sup>2</sup>

Approx. Total Area: 96.3 m<sup>2</sup> ... 1037 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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> (1-20) <b>G</b> Not energy efficient - higher running costs		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> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	