



£225,000

~NO CHAIN~ ~NO CHAIN~

Townend Estate Agents offer for sale this TWO BEDROOM BUNGALOW.

Situated in a popular location, the property has amenities, restaurants and bars within walking distance. A short drive from Horsforth, Adel and Cookridge Hall Health Club. The property is also ideally located for countryside walks, Golden Acre Park and with Leeds-Bradford airport within reach.

Benefiting from has central heating, uPVC double glazing, neutral decor throughout. Off road parking to the garage.

The accommodation comprises briefly: Entrance Hall leading to all rooms, Lounge/Diner with patio doors to the garden, kitchen fitted with a range of base and wall units, house bathroom with tiled walls and three pieces suite, main bedroom and second bedroom. Externally to the rear is a large garden with planted shrubbery, borders and hedges. To the side is a useful greenhouse and garden shed.

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>	