



£675

\*QUIET CUL DE SAC LOCATION \*\* CLOSE TO ECCLESHILL VILLAGE\* \* MODERN THREE BEDROOM END TOWNHOUSE\* \* EASY ACCESS LEEDS, BRADFORD, AIRPORT & APPERLEY BRIDGE RAILWAY\*

Townend Estate Agents offer to let this THREE BEDROOM end town house. Situated at the head of a quiet cul-de-sac, close to Eccleshill Village and all its amenities. Providing easy access to Bradford, Leeds and the airport. A short drive from the new Apperley Bridge railway station

This modern 3 bedroom end townhouse will make an ideal home for the growing family with three bathrooms there should never be an argument over who's next!!

Having gas central heating and uPVC double glazing.

The accommodation comprises briefly: Entrance Hall, Guest W.C., Lounge, Dining-Kitchen, Three Bedrooms, En-Suite and House Bathroom. Decking and lawn gardens to the rear. Private Parking.  
NO SMOKERS. NO PETS.

PLEASE NOTE: ALL VIEWINGS ARE CURRENTLY TAKEN FOR THIS PROPERTY. IF YOU SEND A VIEWING REQUEST, WE WILL GET BACK IN TOUCH IF/WHEN THE NEXT ROUND BEGINS.

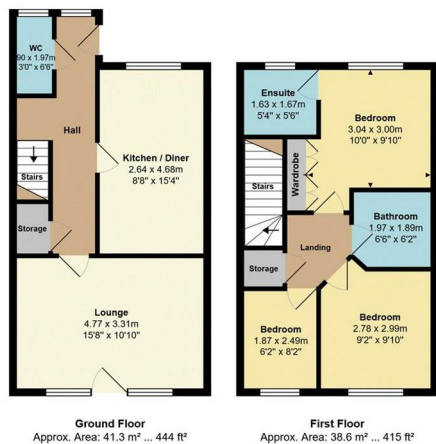
Ask us about....

AUCTION

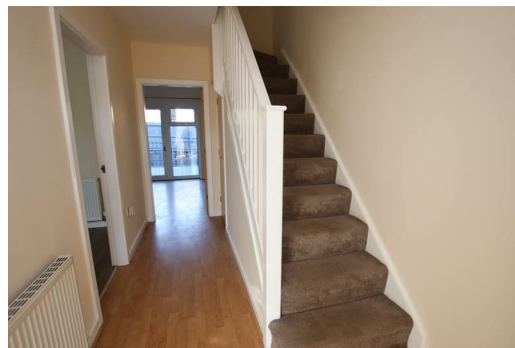
CONVEYANCING

MORTGAGES

SURVEYS



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