

NEW
INSTRUCTION



£279,950

THREE BEDROOMS *STUNNING BARN CONVERSION* *TWO RECEPTION ROOMS* *POPULAR LOCATION* *WELL PRESENTED THROUGHOUT*
CLOSE TO LOCAL SCHOOLS & AMENITIES *EXPOSED BEAMS* **WALK IN ACCOMODATION*

Townend Estate Agents offer for sale this stunning THREE BEDROOM semi-detached BARN CONVERSION. Situated in a popular residential area, close to a range of amenities in both Idle and Thackley, just a short drive to Apperley Bridge with its train station, marina, river & canal side walks. With excellent local schools nearby and easily commutable to both Bradford and Leeds. Retaining a host of period features including exposed stonework & beams, and built from traditional Yorkshire stone, this isn't one to be missed. Beautifully combining old and new, with modern bathrooms, kitchen-diner, separate dining room, high ceilings, impressive entrance hallway, cosy landing seating area and master en suite. Providing 'walk in accommodation' for the discerning purchaser a viewing must be arranged to truly appreciate this special property.

The property comprises briefly: Entrance hallway, spacious Lounge, Kitchen-Diner fitted with a range of base & wall units and range cooker, Utility room, Cloaks W/C. Heading upstairs one can appreciate the high ceilinged entrance hallway and impressive doorway. Cosy landing space with exposed beams and velux window. THREE BEDROOMS, the master with modern en suite and house bathroom, both with four piece suites, including separate shower cubicle and bath. On street 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		Current	Potential	Environmental Impact (CO ₂) Rating		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			
		78	79			77	78
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			