



£179,950

7th January 2021- Viewings now Started.

NO CHAIN* *TWO BEDROOMS* *DETACHED BUNGALOW* *POPULAR LOCATION* *UTILITY ROOM* *INTEGRAL GARAGE* *SEMI RURAL LOCATION* *MODERNISATION REQUIRED* *PERFECT FOR RETIREES

Townend Estate Agents offer for sale this TWO BEDROOM DETACHED BUNGALOW. Located in a popular residential area, offering a semi-rural feel. Conveniently placed for access towards both Halifax and Bradford centres, while offering quaint village living. Benefiting from useful utility room, two good sized bedrooms & integrated garage which could be converted (subject to planning) to another reception/bedroom. General modernisation required throughout.

The property comprises briefly: Entrance hall, Lounge, Kitchen, Utility room through to integral garage. Two good sized bedroom, bathroom and separate W/C. Good sized garden to rear, with driveway parking to the front. Gardens front & rear.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Approx. Total Area: 79.9 m² ... 860 ft² (excluding garage)
 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		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		
Not energy efficient - higher running costs	(1-20) G		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		

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