



£925

**\*THREE DOUBLE BEDROOMS\* \*TWO GROUND FLOOR BEDROOMS\* \*SUPERBLY PRESENTED\* \*POPULAR LOCATION\* \*AMPLE PARKING\* \*LARGE GARDEN\* \*MODERN KITCHEN\* \*FULLY RENOVATED\***

Townend Estate Agents offer to let this THREE DOUBLE BEDROOM semi-detached property. Located in a popular residential area, close to a variety of amenities and excellent local schools.

Benefitting from two ground floor bedrooms, this property may suit retiree's, young families and professionals alike, with convenient access towards both Bradford & Leeds city centres.

Being fully renovated throughout and fantastically presented this property would make the idea home, with the landlords looking ideally for a long term tenant. Benefitting from an all new kitchen, with brand new built in appliances, including dishwasher, washing machine, fridge freezer, microwave, oven and induction hob.

**CALL TOWNEND NOW TO REGISTER YOUR INTEREST!!**

NO PETS

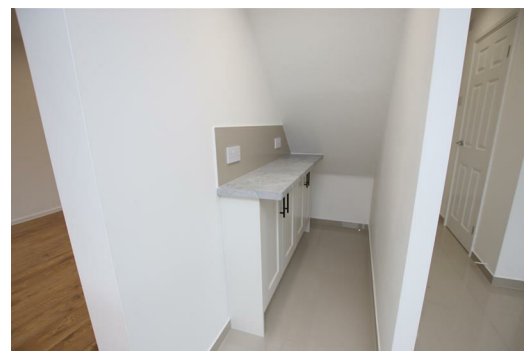
Ask us about...

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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>	54	(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	