



£220,000

THREE BEDROOMS* *FAMILY HOME* *MODERN KITCHEN DINER* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *CONVENIENT ACCESS TOWARDS LEEDS & MOTORWAY NETWORK* *WELL PRESENTED* *GARAGE GARDENS & OFF STREET PARKING* *QUIET CUL-DE-SAC

Townend Estate Agents offer for sale this THREE BEDROOM semi-detached property. Located on a quiet cul-de-sac in a popular residential area. This well presented family home is well placed for a variety of local amenities and excellent local schools, as well as being well placed for access to the motorway network M1/A1/M62 network and Leeds city centre. Ideal for those commuting! Offering 'walk in' accommodation for the discerning viewer, this is not one to be missed. The property benefits from a lovely modern kitchen-diner, shower room, garage, gardens, ample off street parking, UPVC double glazing and gas central heating.

The property comprises briefly: Entrance, Lounge with feature fireplace and marble surround, modern Kitchen-Diner fitted with a range of base & wall units and with patio doors leading to rear garden. Upstairs are THREE BEDROOMS and the house bathroom, featuring wet room floor. Externally to the rear is a good sized garden, with both patio and lawn areas. To the front is ample driveway parking and detached garage.

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		