



Guide Price £169,950

NO CHAIN.

Townend Estate Agents offer for sale this spacious stone end of terrace in Calverley Village.

The property is planned across three floors plus a basement. Externally is on-street parking and enclosed cottage garden which could be used as off road parking if required.

The property benefits from full uPVC double glazing and Worcester Bosch gas central heating system throughout, recently installed kitchen, new carpets and tasteful walk in accommodation throughout.

Comprising briefly: Entrance vestibule with composite entrance door, 22ft open plan living room/dining kitchen and a cellar to the lower ground floor. Double bedroom to the first floor and house bathroom. On the top floor is a 22ft master bedroom with long distance views.

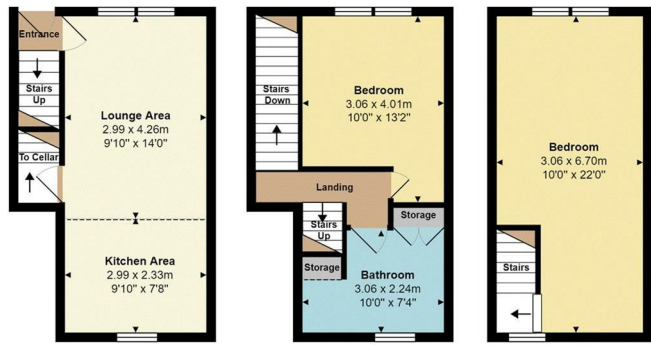
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Ground Floor
Approx. Area: 24.9 m² ... 268 ft²

First Floor
Approx. Area: 24.9 m² ... 268 ft²

Second Floor
Approx. Area: 20.7 m² ... 223 ft²

Approx. Total Area: 70.5 m² ... 759 ft²

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		89
(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		