



- Looking for a project?
- Three Bedroomed Town House
- Popular Residential Area on Cul-De-Sac
- Downsizing Or First Home
- General Update Required
- Gas Central Heating & UPVC Double Glazing



VIEWINGS ARE AN ABSOLUTE MUST OF THIS VERSATILE LIGHT & AIRY THREE BEDROOMED TOWN HOUSE SITUATED ON A LOVELY LEAFY CUL-DE-SAC, WITHIN EASY REACH OF LOCAL SHOPS, AMENITIES & SCHOOLS AND CLOSE TO THE OUTER RING ROADS & CITY CENTRE; NOW REQUIRING UPDATING THROUGHOUT!

Offered for sale with no chain and immediate vacant possession, ideal for a range of buyers looking for a small project and improving to their own tastes and standards! It benefits from having gas central heating and is upvc double glazed and enjoys lovely long-distance views from some of the first floor windows.

Externally, the front of the property is accessed by foot and enjoys a good sized front garden with a good degree of privacy and a further garden to the rear providing plenty more outside space. The remaining accommodation in brief comprises; entrance hallway, through lounge with dining area, separate kitchen, landing storage cupboard, three bedrooms and a house bathroom & w/c.

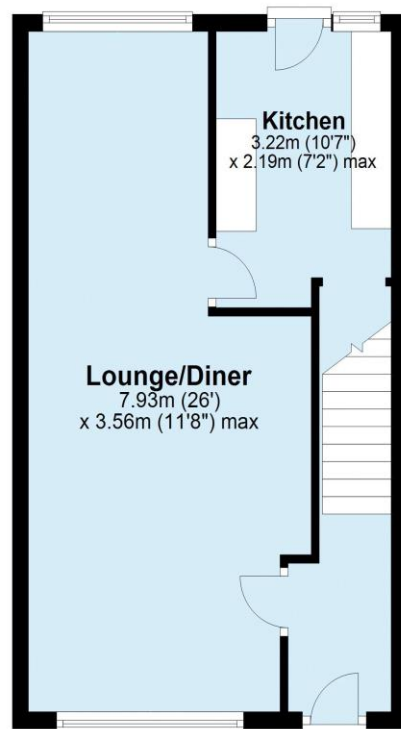
The property is tucked away on a pleasant no through road, at the head of the cul-de-sac, just off Spen Lane and yet still well positioned for easy access to many local services! A great home, base or investment opportunity and early internal inspection, highly recommended.





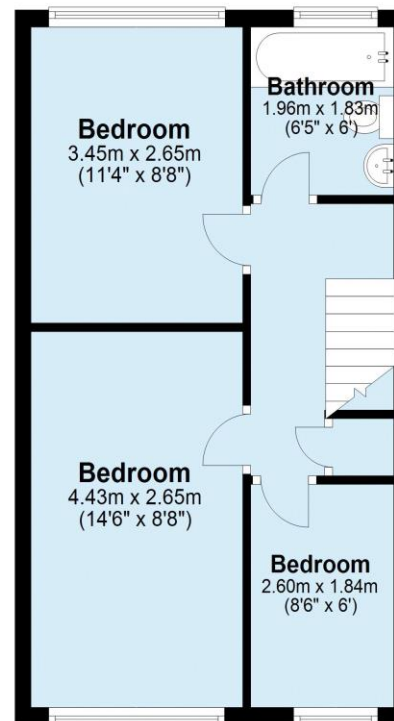
Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 72.3 sq. metres (778.7 sq. feet)

Not to scale and for illustrative purposes only. All measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Tenure Freehold
Council Tax Band B
Possession Sold subject to vacant possession

Offer procedure

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend a mortgage broker along with other property professionals.

Viewings

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hours notice.

Appliances/Services

None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed. They do not constitute an offer or contract. Intending purchasers must rely upon their own inspection of the property.

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