

NEW
INSTRUCTION



£300,000

NEW BUILD* *FOUR BEDROOMS* *IMMACULATLY PRESENTED* *UNIQUE DETACHED PROPERTY* *THREE BATHROOMS* *EXCELLENT VIEWS* *POPULAR LOCATION* *CLOSE TO LOCAL AMENITIES* *LOCAL SCHOOLS NEARBY

Townend Estate Agents offer for sale this beautiful FOUR bedroom detached property. Having being recently built, architect designed & guaranteed, this property offers the discerning viewer the opportunity to purchase a unique family accommodation that is rarely seen on the market. Located in close proximity to the charming villages of Idle and Thackley, with excellent local primary schools and Immanuel college within walking distance. Located on numerous local bus routes and just a short drive from Apperley Bridge train station. The property benefits from exemplary modern decor throughout, excellent views, high specification fixtures and fitting, unique architectural features, gas central heating and UPVC double glazing throughout. This property is not one to be missed.

The is spread over three floors and comprises briefly: First floor - Entrance hallway, Cloaks W/C, Lounge diner - dining kitchen. First floor - two double bedrooms and excellent family bathroom. Lower ground floor - two further bedrooms both with en suites and a utility room. Externally to the rear is a large lawn garden with storage shed and stunning long distance views, on street parking to the front.

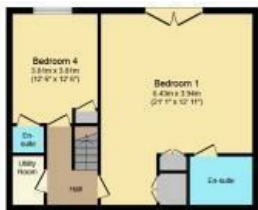
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

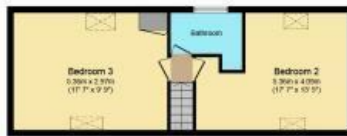
SURVEYS



Lower Ground Floor



Ground Floor



First Floor

Total floor area 160.0 sq. m. (1,722 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
Plan produced for Purple Bricks. Powered by PropertyBOX



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			
(1-20) G			
Not energy efficient - higher running costs			
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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