

**NEW
INSTRUCTION**



£245,000

TWO BEDROOMS* *DETACHED BUNGALOW* *WELL PRESENTED* *MODERN DECOR* *CONSERVATORY* *GARAGES & PARKING* *POPULAR LOCATION* *ELEVATED PLOT* *EXCELLENT VIEWS* *FULLY REFURBISHED

Townend Estate Agents offer for sale this TWO BEDROOM DETACHED BUNGALOW. Located on a quiet street in a popular residential area, within walking distance of Idle Village and all its associated amenities. Situated on a superior elevated plot, providing excellent views over the Aire Valley towards Leeds.

Being recently renovated throughout, with stunning modern Kitchen-Diner, updated stylish Bathroom and landscaped gardens. Benefiting from a Conservatory with integrated central heating, perfect for winters nights as well as summer evenings! With ample driveway parking and two garages this really isn't one to be missed.

The property comprises briefly: Entrance, Lounge with feature fireplace and wood burning stove, open plan Kitchen- Diner, fitted with a range of base & wall units as well as integrated fridge-freezer, through to pleasant Conservatory with lovely views over the valley. TWO good sized bedrooms and the modern house bathroom. Externally to the rear is a well presented landscaped garden, with both Indian Stone patio and lawn areas, as well as raised beds and water feature. To the front is driveway parking for two vehicles and two garages, perfect for extra storage. Additional driveway to the side.

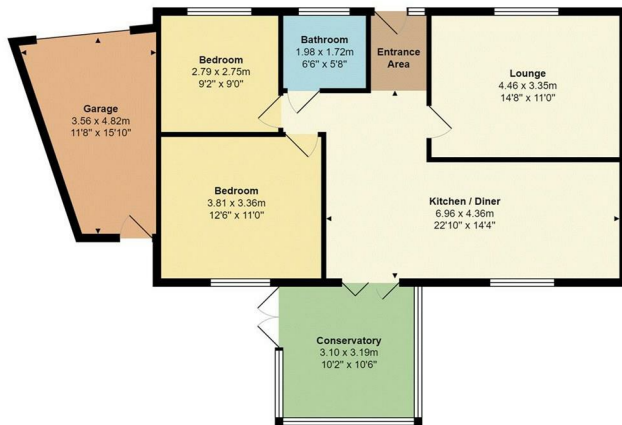
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Approx. Total Area: 77.9 m² ... 838 ft² (excluding garage)
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		
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		