

NEW  
INSTRUCTION



Offers Over £325,000

\*THREE BEDROOMS\* \*DETACHED\* \*CUL-DE-SAC\* \*BUNGALOW\* \*POPULAR LOCATION\* \*VIEWS\* \*IMMACULATELY PRESENTED\*  
\*MODERN DECOR\* \*DOUBLE GARAGE\* \*LARGE SOUTH FACING GARDENS\*

Townend Estate Agents are pleased to offer for sale this SUPERB THREE BEDROOM DETACHED BUNGALOW. This lovely family home is situated on a popular cul-de-sac with long distance views over the Aire Valley.

The THREE BEDROOM detached is situated on a double sized plot and has recently been modernised to an extremely high standard and benefits from: Gas central heating and uPVC Argon gas filled windows, New Kitchen & Bathrooms, tastefully decorated throughout and long distance views to the front elevation.

The accommodation comprises: Entrance Hall, Cloaks W.C, Lounge, Open to Dining Room, Kitchen fitted with calacatta quarts worktops and newly fitted skylight, Conservatory, Three Bedrooms and House Bathroom. Below is a double garage with twin electric doors, & fully fitted kitchen. To the rear is due south facing garden being lawned and well planted and flagged patio.

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	
Very energy efficient - lower running costs	Current
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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