



£240,000

FOUR BEDROOMS* *SIGNIFICANTLY EXTENDED* *POPULAR LOCATION* *TWO RECEPTION ROOMS* *GARDEN GARAGE & DRIVEWAY PARKING* *CLOSE TO LOCAL AMENITIES* *WELL PRESENTED* *MODERN KITCHEN/DAY ROOM* *FAMILY HOME

Townend Estate Agents offer for sale this EXTENDED FOUR BEDROOM semi-detached property. Located on a quiet street in the popular residential area. Superbly placed for a variety of local amenities at both Idle and Thackley; including pubs, independent eateries, local shops, excellent local schools and woodland walks. Just a short drive to Apperley Bridge, with its train station, marina, river and canal side walks. With the train station nearby as well as excellent local bus routes and road links towards both Leeds & Bradford, this property is ideal for those commuting. With superb primary and secondary schools nearby this is perfect for the growing family. Benefitting from two receptions rooms, modern kitchen-diner/day room, UPVC double glazing, gas central heating, detached garage, ample parking, large gardens, three W/C's, and utility room this family sized accommodation is not one to be missed! The property comprises briefly: Entrance, Lounge, modern Kitchen-Diner/day room fitted with a range of base & wall units, breakfast bar and patio doors leading to rear garden. Utility room/Cloaks W/C. Second reception room/Dining room. To the first floor are FOUR good sized bedrooms, the master with en-suite, separate house shower room. Occasional attic bedroom. Externally is ample off street parking, detached garage and good sized rear garden.

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				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				(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			EU Directive 2002/91/EC	England & Wales			EU Directive 2002/91/EC