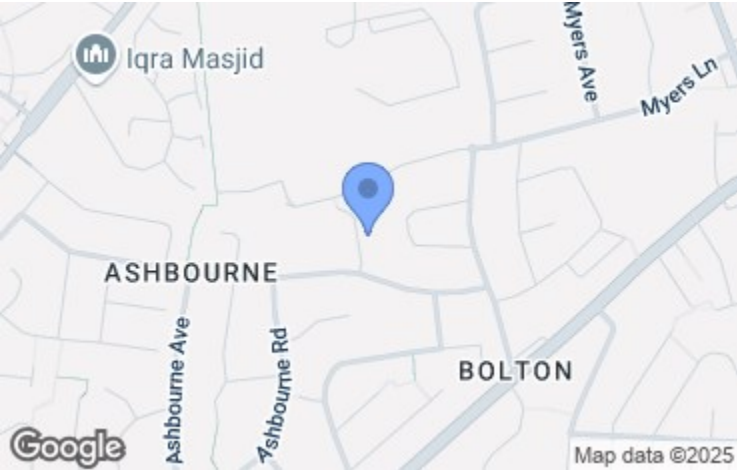




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

Directions

See Mapping.

Ashbourne Garth, Bradford, West Yorkshire BD2 4EA
Auction Guide £85,000

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**** SEMI DETACHED ** TWO BEDROOMS **
GENEROUS GARDEN ** POPULAR
LOCATION ** LARGE CONSERVATORY **
IN NEED OF MODERNISATION ** SOLD BY
MODERN METHOD OF AUCTION **
BUYERS FEES APPLY **** Great investment
opportunity with this two bedroom semi
detached home in a very popular residential
estate. Ideally situated for local amenities,
schools and transport links. Enjoying a
generous and elevated plot the property and off-
street parking.

The accommodation briefly comprises of:
Entrance into hallway which offers access to
the following rooms. Spacious lounge, galley
style kitchen with new fitted flooring and
downstairs WC. There is also a large
conservatory to the rear of the property.

Staircase rises to the first floor with two double
bedrooms. The family bathroom is fitted with a
four piece suite comprising of shower unit,
pedestal hand wash basin, corner bath and push
button WC.

Externally the property is elevated with steps to
the front door. The property is encased by front
and rear gardens.

Early internal inspection heavily recommended!



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two Bedroom Semi-Detached Home Offered To The Market
With No Onward Chain By The Modern Method Of Auction.

Rating authority
Borough Council Tax Band A

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS
- FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One
Mortgage & Protection Ltd, who are authorised and regulated by the Financial
conduct Authority.

Tenure
Freehold