



£55,000

BY AUCTION* *TWO BEDROOMS* *THROUGH TERRACE* *NO CHAIN* *POPULAR LOCATION* *IDEAL FOR INVESTORS* *CLOSE TO LOCAL AMENITIES* *YARD TO REAR

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £55,000

Townend Estate Agents offer for sale this two bedroom terrace property. Located in a popular residential location, close to the amenities of Eccleshill and Harrogate Road. Ideal for investors. Benefitting from a yard to the rear. The property comprises briefly: Entrance porch, Lounge, Kitchen. Upstairs are two bedrooms and the house bathroom. Yard to rear.

Reservation fee of 3.5% + VAT (Subject to minimum of £5000 + VAT) applies.

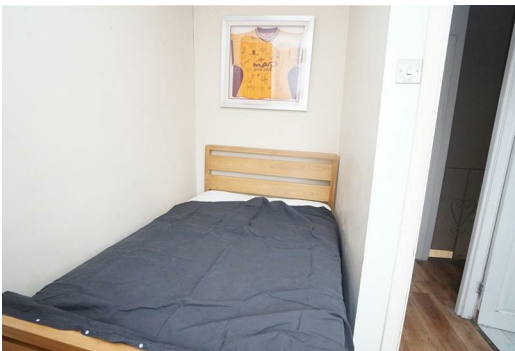
Ask us about....

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		
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		