



**By Auction £225,000**

\*BY AUCTION\* \*NO CHAIN\* \*FOUR BEDROOMS\* \*STUNNING CHARACTER PROPERTY\* \*SECLUDED BACKWATER LOCATION\* \*RARE TO MARKET\* \*ARRAY OF ORIGINAL FEATURES\* \*TWO RECEPTION ROOMS\* \*GARAGE & PARKING\* \*LARGER GARDENS\*

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £225,000.

Nestled in the tranquil setting of Hodgson Fold, this charming semi-detached house presents a rare opportunity to acquire a unique period property. With its delightful character, the home boasts an array of original features, including elegant fireplaces, intricate architraves, and impressive high ceilings that add to its historic charm.

The property comprises two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. With four bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office. The modern kitchen and bathroom have been thoughtfully designed to blend contemporary convenience with the property's period character, ensuring a comfortable living experience.

Set in a peaceful backwater location, this home offers a serene retreat from the hustle and bustle of everyday life. The property also benefits from parking for two vehicles, a valuable asset in this sought-after area. This individual property is a rare find in the market, making it an ideal choice for those seeking a home that combines historical charm with modern living. Don't miss the chance to make this exceptional house your new home.

Reservation fee of 3.5% + VAT (Subject to minimum of £5500 + VAT) applies.

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## Hodgson Fold, BD2

Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft  
Store = 2.8 sq m / 30 sq ft  
Total = 161.5 sq m / 1738 sq ft

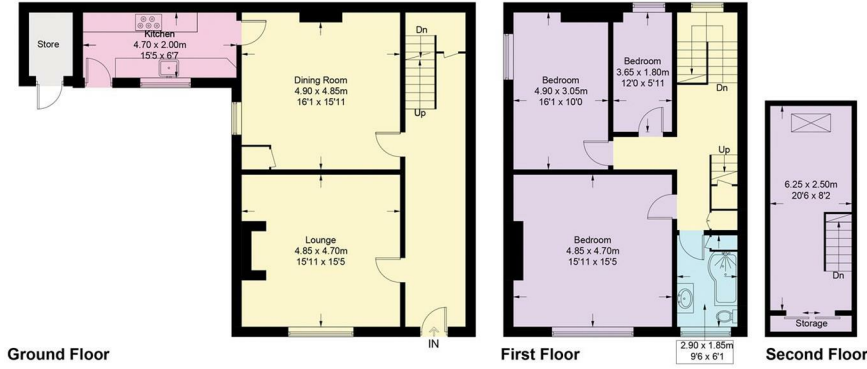


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlads.co © (ID1160508)



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 <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |