



## By Auction £135,000

\*BY AUCTION\* \*NO CHAIN\* \*THREE BEDROOMS\* \*TWO RECEPTION ROOMS\* \*CONSERVATORY\* \*POTENTIAL TO EXTEND\* \*IDEAL FOR INVESTORS\* \*GARDEN\*  
\*GARAGE & DRIVEWAY PARKING\* \*FANTASTIC LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\*

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £135,000

Townend Estate Agents offer for sale this semi-detached house located on Myers Avenue, an ideal home for families seeking comfort and convenience. This delightful property boasts three well-proportioned bedrooms, providing ample space for family living. The two inviting reception rooms offer a perfect setting for relaxation and entertaining, while the conservatory adds a touch of elegance and allows for an abundance of natural light. The house features a well-maintained garden, perfect for outdoor activities and enjoying the fresh air. For those with vehicles, the property includes a driveway that accommodates multiple vehicles, along with a garage for additional storage or parking needs. This home is being offered by auction with no chain, making it an attractive opportunity for buyers looking to move in swiftly. With its spacious layout and family-friendly features, this property is sure to appeal to those seeking a welcoming environment in a vibrant community. Don't miss the chance to make this lovely house your new home.

Reservation fee of 3.5% + VAT (Subject to minimum of £5,500 + VAT) applies.

Ask us about....



## Myers Avenue, BD2

Approximate Gross Internal Area = 90.9 sq m / 978 sq ft  
 External Store = 1.6 sq m / 17 sq ft  
 Total = 92.5 sq m / 995 sq ft

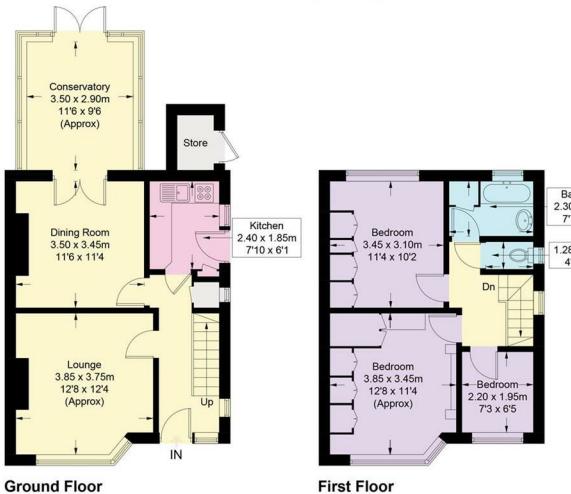
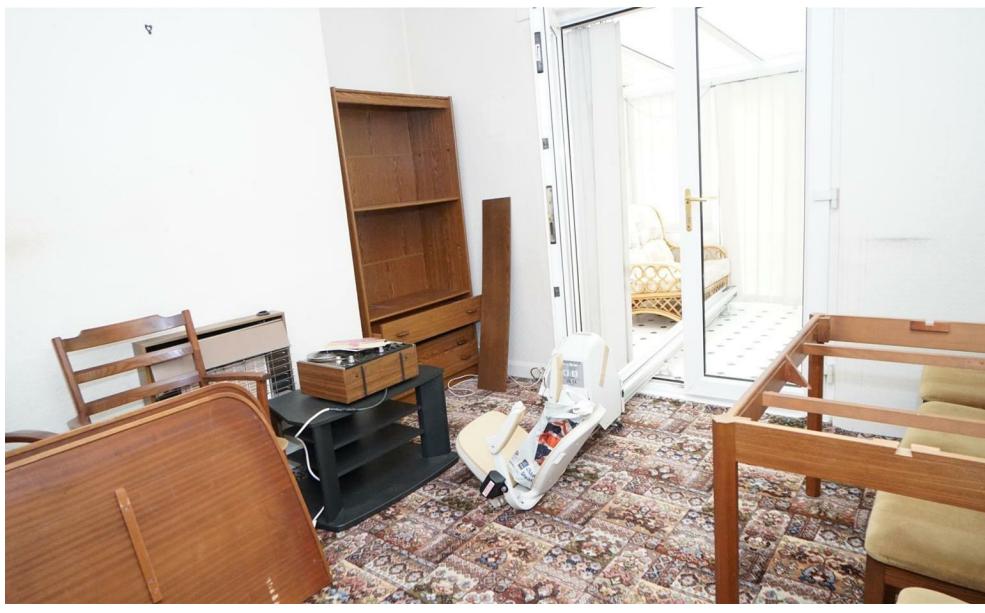
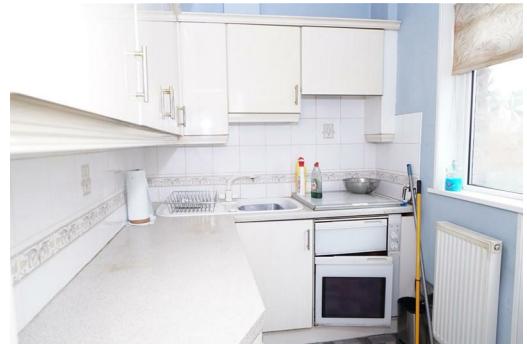


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265591)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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

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 OR 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.

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284

104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

SALES • LETTING

VAT Reg. No. 556 807 414

Company No. 7191625. Registered UK.



The Property Ombudsman