



By Auction £90,000

THREE BEDROOM SEMI-DETACHED* *FIRST TIME BUYERS* * LANDLORDS* *INVESTORS

For sale by the modern method of auction with Advanced Property Auction.

Starting bid: £90,000

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

Nestled on the desirable Stonegate Road in Bradford, this charming semi-detached house presents an excellent opportunity for first-time buyers, landlords, and investors alike. Built in 1955, this post-war property boasts a classic design that has stood the test of time, offering both character and functionality.

The home features three well-proportioned bedrooms, providing ample space for families or those looking to create a comfortable living environment. The single reception room is a welcoming area, perfect for relaxation or entertaining guests. The property also includes a conveniently located bathroom, catering to the needs of modern living.

Situated in a popular location, this residence is just a stone's throw away from Appley Bridge & Leeds Bradford Airport making it an ideal choice for those who appreciate a vibrant community with easy access to local amenities. The surrounding area offers a blend of convenience schools, shops & public transport.

Whether you are looking to make your first step onto the property ladder or seeking a sound investment opportunity, this three-bedroom semi-detached house on Stonegate Road is sure to impress. With its appealing features and prime location, it is a property not to be missed.

Ask us about....

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

Townend Estate Agents
19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284
104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

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