



By Auction £80,000

BY AUCTION* *NO CHAIN* *HUGE POTENTIAL FOR DEVELOPMENT* *POTENTIAL BUILDING PLOT* *SPACIOUS GARDEN* *LONG DISTANCE VIEWS* *FOUR BEDROOMS

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £80,000.

Nestled in the charming area of Prospect Close, Shipley, this semi-detached house presents an excellent opportunity for families and investors alike. Boasting four well-proportioned bedrooms, this property offers ample space for comfortable living. The standout features of this home is the spacious garden plot at the rear, which holds significant potential for development. Whether you envision extending the existing property or even constructing separate dwellings, the possibilities are truly exciting (subject to consents). Additionally, the absence of a chain means that you can move in without delay, making this property an attractive option for those looking to settle in quickly. With its generous living space, potential for expansion, and prime location, this semi-detached house on Prospect Close is a rare find. It is ideal for those seeking a home that can grow with their needs or for savvy investors looking to capitalise on the development potential. Do not miss the chance to explore this promising property.

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

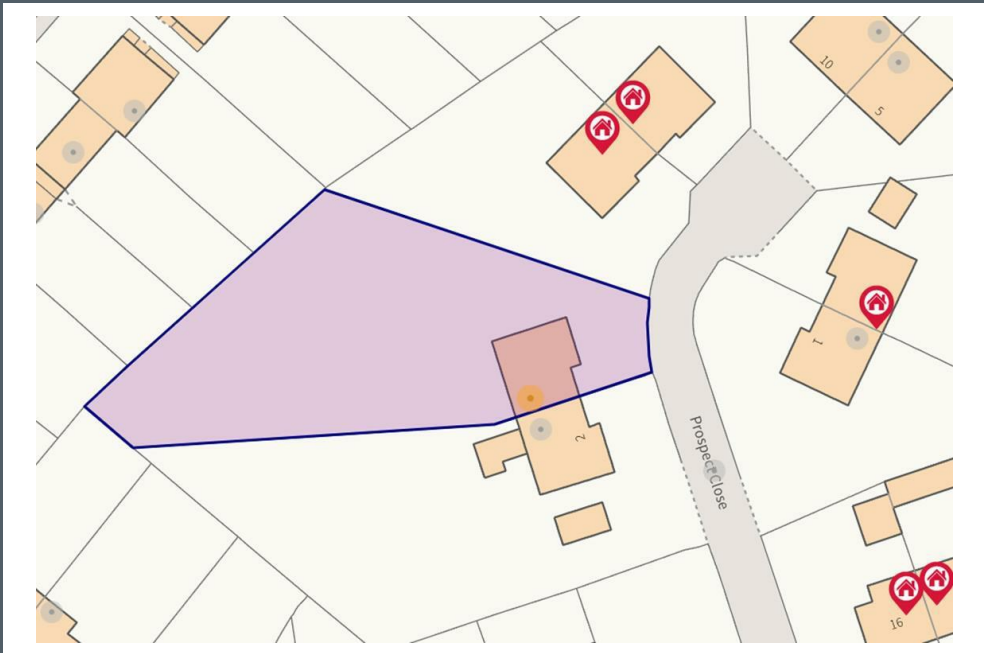
Ask us about....

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		
	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		