



## By Auction £70,000

**\*BY AUCTION\* \*NO CHAIN\* \*TWO BEDROOMS\* \*BUNGALOW\* \*GARDENS\* \*EASY ACCESS TO MOTORWAY NETWORK\* \*IDEAL FOR INVESTORS & RETIREE'S\***

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £70,000

Townend Estate Agents offer for sale this delightful two-bedroom terrace bungalow presenting an excellent opportunity for both investors and first-time buyers. The property boasts two bedrooms and a private garden, providing a lovely outdoor space to enjoy the fresh air and sunshine. Additionally, there is parking available for one vehicle, adding to the convenience of this property. Situated close to the motorway network, this location offers excellent transport links, making it easy to commute to nearby towns and cities.

The property is being sold by auction and comes with no chain, allowing for a swift and straightforward purchase process.

This bungalow is a fantastic opportunity for those looking to invest in a property with great potential. With its desirable location and charming features, it is sure to attract interest. Don't miss your chance to view this lovely home in Little Horton.

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

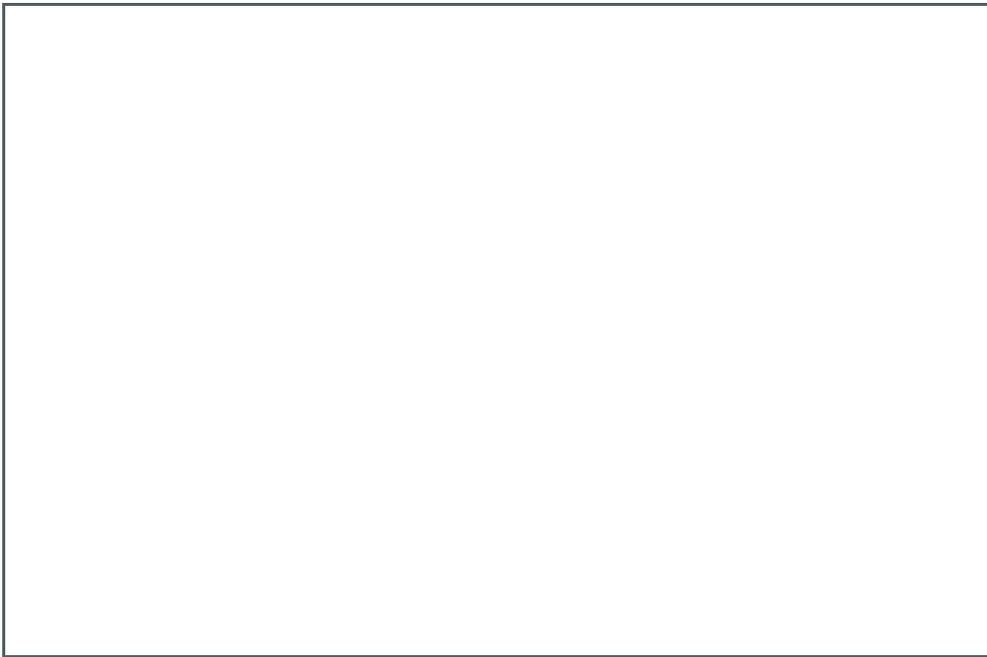
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These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	