



**£55,000**

\*BY AUCTION\* \*TWO BEDROOMS\* \*THROUGH TERRACE\* \*NO CHAIN\* \*POPULAR LOCATION\* \*IDEAL FOR INVESTORS\* \*CLOSE TO LOCAL AMENITIES\* \*YARD TO REAR\*

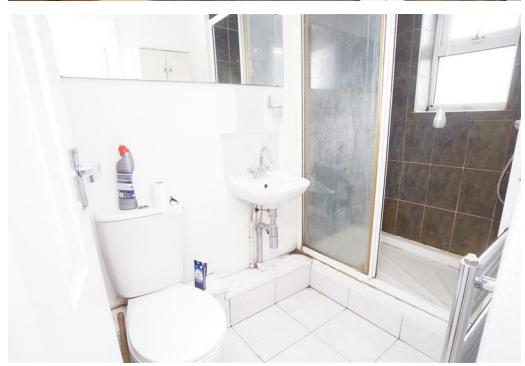
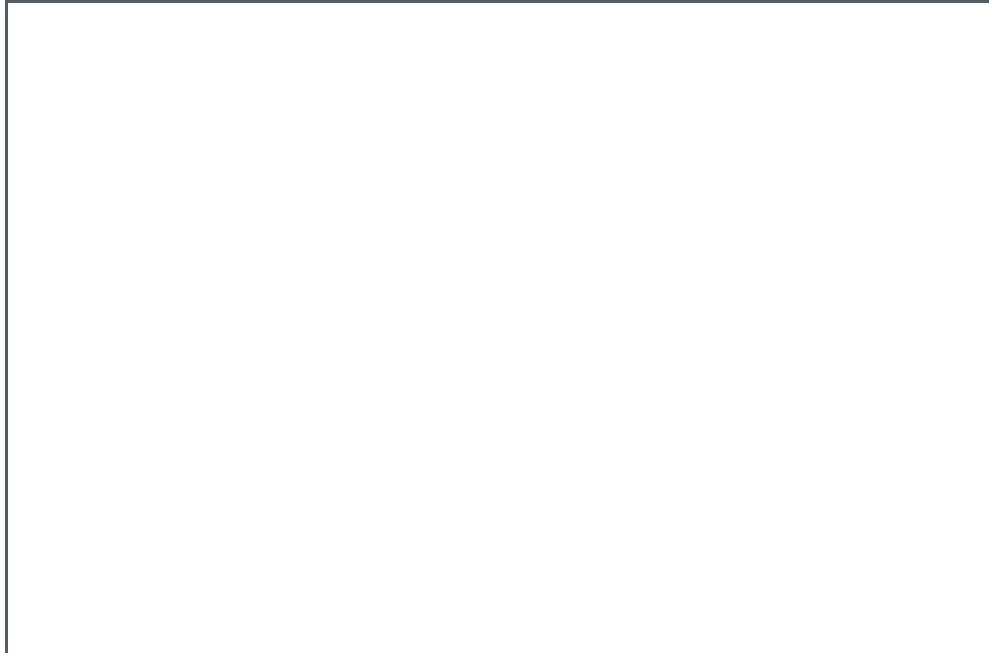
For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £55,000

Townend Estate Agents offer for sale this two bedroom terrace property. Located in a popular residential location, close to the amenities of Eccleshill and Harrogate Road. Ideal for investors. Benefiting from a yard to the rear. The property comprises briefly: Entrance porch, Lounge, Kitchen. Upstairs are two bedrooms and the house bathroom. Yard to rear.

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

Ask us about....





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			
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			
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.

