



**By Auction £50,000**

**\*BY AUCTION\* \*NO CHAIN\* \*TWO BEDROOMS\* \*VIBRANT VILLAGE LOCATION\* \*SUITABLE FOR CONVERSION TO COMMERCIAL USE\***

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £50,000

Nestled in the charming village of Idle, Bradford, this delightful back-to-back terraced house presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts a well-designed layout spread over four floors.

The accommodation comprises briefly: Lounge, basement kitchen, bathroom, bedroom and attic bedroom.

The location of this property is particularly appealing, situated in the picturesque village of Idle, which is known for its community spirit and local amenities.

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

Ask us about....

AUCTION

CONVEYANCING

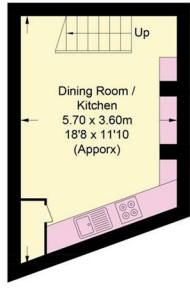
MORTGAGES

SURVEYS

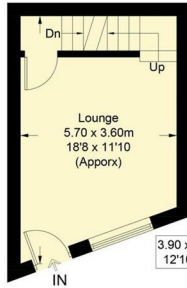


## Bradford Road ,BD10

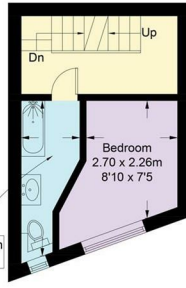
Approximate Gross Internal Area = 69.8 sq m / 751 sq ft



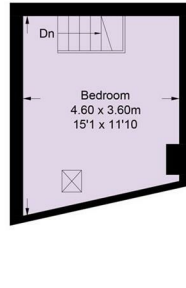
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185018)



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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Townend Estate Agents

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