



By Auction £80,000

BY AUCTION* *NO CHAIN* *THREE BEDROOMS* *IDEAL FOR INVESTORS* *GARDEN* *DRIVEWAY PARKING* *CLOSE TO LOCAL SCHOOLS & AMENITIES

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

Townend Estate Agents offer for sale this three bedroom semi-detached property. Ideally suited to investors and landlords seeking a promising opportunity in a popular location. The property is presented with no onward chain, allowing for a smooth and efficient purchase process.

One of the standout features of this property is the availability of parking, a valuable asset in today's market. Additionally, the garden offers a delightful outdoor space, perfect for relaxation or entertaining guests. The property comprises briefly: Entrance, Lounge, Kitchen, Dining room / fourth bedroom. three bedrooms and house bathroom. Gardens front and rear, external store room. along with driveway parking.

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

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Bracken Edge, BD10

Approximate Gross Internal Area = 99.7 sq m / 1073 sq ft
(Including Storage)

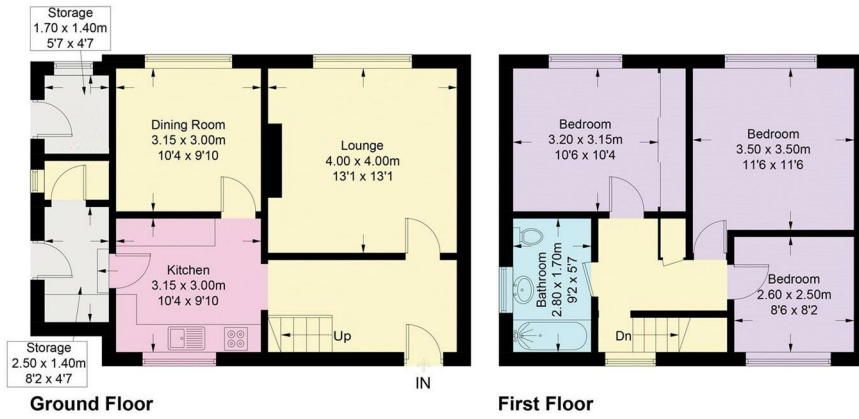


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228916)



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		