



**By Auction £105,000**

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £105,000.

**\*NO CHAIN\* \*TWO BEDROOMS\* \*IDEAL FOR FIRST TIME BUYERS\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*GARDENS\* \*DRIVEWAY PARKING\* \*VIEWS OVER THE AIRE VALLEY\***

Townend Estate Agents offer for sale this charming semi-detached house. Presenting an excellent opportunity for families and first-time buyers alike. Boasting two well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, while the spacious kitchen-diner is sure to become the heart of the home. The property is ideally situated close to the vibrant amenities of Idle and Apperley Bridge, including a nearby train station, making commuting and daily errands a breeze. Benefitting from driveway parking, gardens and long distance views over the Aire Valley. This residence is sold with no chain, allowing for a smooth and efficient purchase process. With its appealing location and practical layout, this property is a fantastic choice for those looking to settle in a friendly community. Don't miss the chance to make this delightful house your new home.

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

Ask us about....

**AUCTION**

**CONVEYANCING**

**MORTGAGES**

**SURVEYS**

## Albert Avenue, BD10

Approximate Gross Internal Area = 74.8 sq m / 805 sq ft  
Storage = 2.2 sq m / 24 sq ft  
Total = 77.0 sq m / 829 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1185155)



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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		