



By Auction £230,000

BY AUCTION *FOUR BEDROOM DETACHED* *NO CHAIN* *IDEAL FAMILY HOME* *PARKING & GARAGE* *MASTER EN-SUITE* *WELL PRESENTED THROUGHOUT* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *FANTASTIC OPEN-PLAN KITCHEN-DINER-DAYROOM*

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £230,000.

Townend Estate Agents offer for sale this fantastic four bedroom detached property. Offered with no onward chain! Situated in a highly desirable locale, this home offers modern living throughout and is perfectly suited to families, professionals, and investors alike. Benefitting from convenient access for excellent transport links, falling within the catchment area to excellent nearby schools, and a range of local amenities close by. The ground floor comprises briefly: A welcoming entrance hallway, a useful Cloaks WC, a spacious lounge, and a stylish open-plan kitchen diner, flooded with natural light from the patio doors leading towards the rear garden. The modern breakfast bar is a fantastic feature assisting in the properties appeal for both everyday living and entertaining. Upstairs, the property boasts four well-proportioned bedrooms, including a master bedroom with a modern en-suite shower room. A modern family bathroom serves the remaining bedrooms, while fitted wardrobes provide additional storage and practicality. Externally, the property boasts ample off street parking and a detached garage. The property also benefits from CCTV and an EV charging point. The enclosed rear garden offers a private outdoor space. Located within easy reach of both the Leeds and Bradford Ring Roads, ideal for those commuting further afield. Being well presented throughout, the property offers 'walk in accommodation' for the discerning viewer and must be viewed to be appreciated.

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

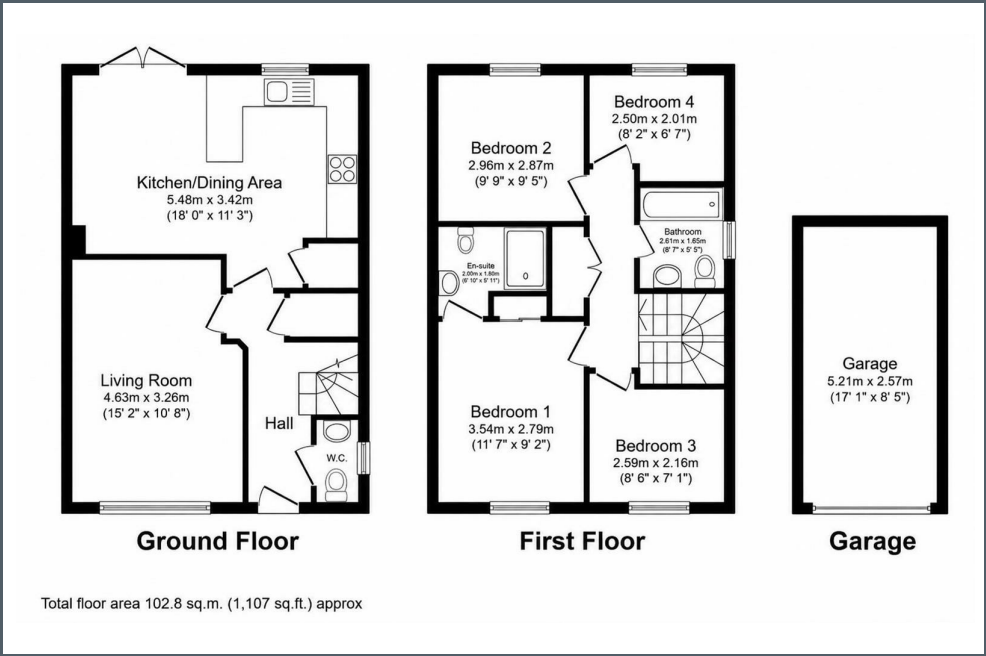
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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