



By Auction £130,000

NO CHAIN* *BY AUCTION* *TWO APARTMENTS* *GROUND FLOOR - TWO BEDROOMS* *FIRST FLOOR - THREE BEDROOM* *LARGE GARDENS* *GARAGE* *IDEAL FOR INVESTORS

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £130,000

Welcome to this exceptional property located on Leaffield Grove in Bradford, offering a unique opportunity for both families and investors alike. This freehold apartment complex comprises two well-appointed apartments, with the upstairs apartment featuring three spacious bedrooms and the ground floor apartment boasting two comfortable bedrooms. One of the standout features of this property is the absence of a chain, allowing for a smooth and efficient purchase process. Additionally, the property benefits from a lovely garden, a garage, and a driveway, providing ample parking and outdoor space for relaxation or play. Situated in a popular location, this property is close to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

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

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

23 Leaffield Grove BD2

Approximate Gross Internal Area = 83.4 sq m / 898 sq ft

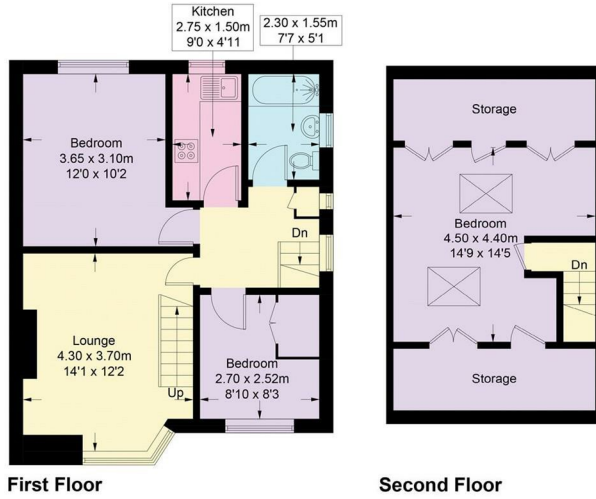
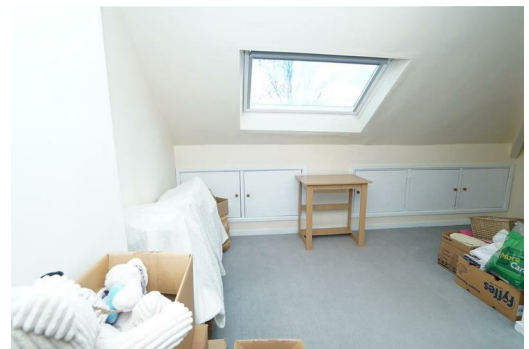


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1262171)



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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Townend Estate Agents

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SALES • LETTING

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