



By Auction £300,000

BY AUCTION* *NO CHAIN* *IMPRESSIVE FAMILY HOME* *WELL PRESENTED THROUGHOUT* *THREE RECEPTION ROOMS* *SCOPE TO EXTEND* *MODERN KITCHEN & BATHROOM* *AMPLE PARKING & GARAGE* *GENEROUSLY SIZED REAR GARDEN* *PLANNING PASSED FOR EXTENSION

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £300,000.

Townend Estate Agents offer for sale this generously sized semi-detached family home, presenting an exceptional opportunity for those seeking space and comfort. Boasting five well-proportioned bedrooms, this property is ideal for larger families or those who desire extra room for guests or a home office. The house features three inviting reception rooms, providing ample space for relaxation and entertainment. The modern kitchen is designed with both functionality and style in mind, making it a delightful space for culinary enthusiasts. Additionally, the two contemporary bathrooms ensure convenience for all family members. One of the standout features of this property is the substantial parking capacity, accommodating multiple vehicles, which is a rare find in the area. This is particularly advantageous for families with multiple cars. Additionally, the property offers significant potential for further development. With planning permission already granted 11/05009/HOU there is a huge scope to extend at the rear, allowing you to tailor the home to your specific needs and preferences.

This home is for sale by modern method of auction, presenting a unique opportunity for buyers looking to invest in a property with both immediate comfort and future potential. Do not miss the chance to make this wonderful family home your own.

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

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Idle Road, BD2

Approximate Gross Internal Area = 177.0 sq m / 1905 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1311357)



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		EU Directive 2002/91/EC		England & Wales	
		73 78		EU Directive 2002/91/EC	