



By Auction £85,000

CASH BUYERS ONLY* *BY AUCTION* *POPULAR LOCATION* *IDEAL FOR INVESTORS* *CLOSE TO LOCAL AMENITIES* *GARDEN & DRIVEWAY PARKING

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £85,00

Townend Estate Agents offer for sale this three bedroom semi-detached property. Located in a popular residential location, close to the amenities of Eccleshill and Harrogate Road. Ideal for investors. Benefitting from driveway parking and garden The property comprises briefly: entrance, Lounge open to Dining room, Kitchen. Upstairs are three bedrooms and the house bathroom. Driveway parking, gardens front & rear.

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

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Summerbridge Crescent, BD10

Approximate Gross Internal Area = 78.0 sq m / 839 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (D1232130)



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		