



£125,000

\*BY AUCTION\* \*NO CHAIN\* \*TWO BEDROOMS\* \*TRUE BUNGALOW\* \*GARDENS\* \*PARKING\* \*QUIET CUL-DE-SAC LOCATION\* \*IDEAL FOR INVESTORS OR RETIREES\* \*CLOSE TO LOCAL AMENITIES\*

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £125,000.

Townend Estate Agents offer for sale this two bedroom semi-detached bungalow. Nestled in the charming cul-de-sac of Santa Monica Grove, this property offers a peaceful and friendly neighbourhood, perfect for those seeking a tranquil lifestyle.

One of the standout features of this property is the generous parking space, accommodating up to multiple vehicles. The gardens surrounding the bungalow offer a lovely outdoor space for gardening enthusiasts or for enjoying sunny days with family and friends. Additionally, the property includes a garage, providing extra storage or workshop space. Being a true bungalow, this home is perfect for those who prefer single-storey living, making it accessible and convenient. The absence of a chain means that you can move in without delay, allowing for a smooth transition to your new home.

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

Ask us about....

AUCTION

CONVEYANCING

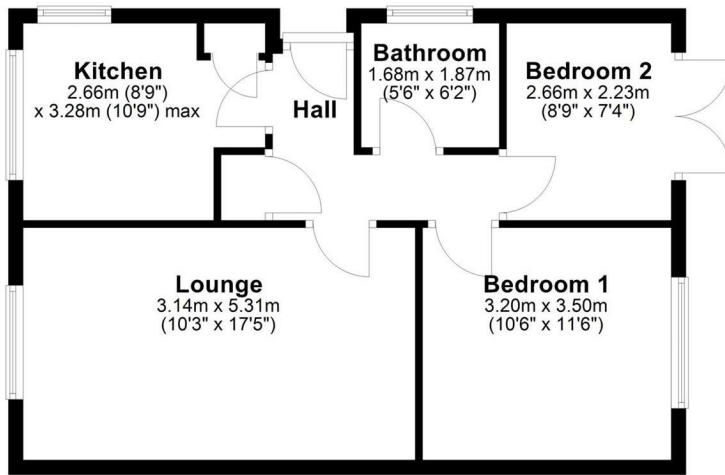
MORTGAGES

SURVEYS



## Ground Floor

Approx. 51.9 sq. metres (558.3 sq. feet)



Total area: approx. 51.9 sq. metres (558.3 sq. feet)



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	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

Townend Estate Agents

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