



**£110,000**

**\*BY AUCTION\* \*NO CHAIN\* \*POTENTIAL TO EXTEND\* \*POPULAR LOCATION\* \*GARDENS\* \*DRIVEWAY PARKING\* \*IDEAL FOR INVESTORS\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\***

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £110,000.

Townend Estate Agents offer for sale this two bedroom semi-detached property. Located in a popular residential area, close to all the amenities if Idle, Apperley Bridge and Greengates. Ideal for investors, this property has potential to extend (subject to consent). Benefitting from gardens, driveway parking, two bedrooms, lounge and bathroom, separate W/C.

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

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



## Albion Road, BD10

Approximate Gross Internal Area = 77.6 sq m / 835 sq ft

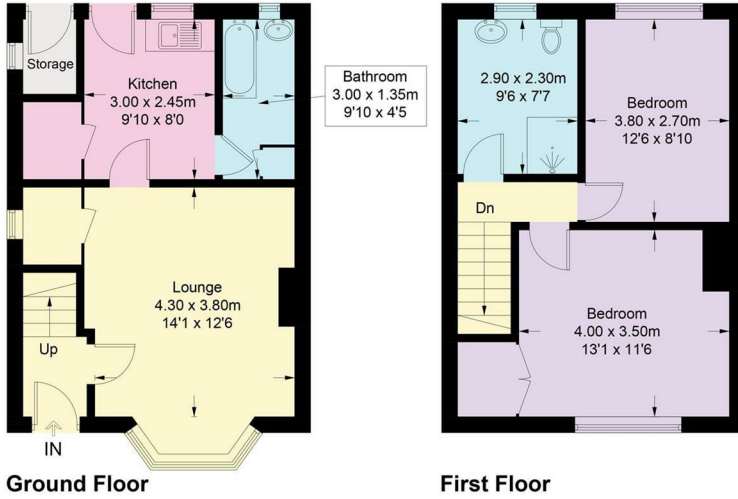


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1185739)



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

Townend Estate Agents

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SALES • LETTING

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