



By Auction £185,000

NO CHAIN* *BY AUCTION* *STUNNING VIEWS OVER THE AIRE VALLEY* *HUGE POTENTIAL* *GARDENS* *GARAGE & PARKING* *FANTASTIC LOCATION* *TWO SPACIOUS CONSERVATORIES* *RARE TO MARKET OPPORTUNITY

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £185,000

Townend Estate Agents offer for sale this exceptionally rare to market three bedroom semi detached property. A once in a lifetime opportunity to acquire a property that boasts stunning long-distance views over the picturesque Aire Valley, extending towards Baildon. This property is offered through modern auction, ensuring a straightforward purchasing process with no onward chain, making it an ideal choice for investors and developers alike. The property is set in a highly desirable location, surrounded by a friendly community and convenient amenities. The property features generous gardens, a garage, and a driveway, providing ample space for outdoor activities and secure parking. The potential for development is significant, allowing the new owner to explore various possibilities to enhance and personalise the home to their liking. With its breathtaking views and prime location, this property is not just a house, it's much more. Whether you envision a tranquil retreat or a vibrant family home, this property offers the perfect foundation to create your ideal living space. Do not miss the chance to make this remarkable property your own.

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

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Westfield Lane, BD10

Approximate Gross Internal Area = 140.2 sq m / 1509 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (D1187490)



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

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