



By Auction £140,000

NO CHAIN* *BY AUCTION* *THREE BEDROOMS* *SEMI-DETACHED* *LARGE REAR GARDEN* *DRIVEWAY & GARAGE* *POPULAR LOCATION* *RECENT UPVC DOUBLE GLAZING* *GAS CENTRAL HEATING

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £150,000

Townend Estate Agents offer for sale this THREE BEDROOM semi detached property. Located in a popular residential area, just a short drive away from Bradford city centre. The property benefits from UPVC double glazing, gas central heating, upvc double glazing, large garden to the rear and garage. The property comprises briefly: Entrance hall, Lounge, Second reception room, Kitchen. Upstairs are THREE BEDROOMS and the house bathroom. Externally is a large rear garden and garage. To the front is a garden and driveway parking for multiple vehicles.

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

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Ground Floor
Approx. Area: 45.3 m² ... 488 ft²

First Floor
Approx. Area: 41.1 m² ... 442 ft²

Approx. Total Area: 86.4 m² ... 930 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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 (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	
	66		82
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC