



**By Auction £90,000**

**\*NO CHAIN\* \*THREE BEDROOMS\* \*GREAT VIEWS\* \*VERY POPULAR LOCATION\* \*INVESTORS\* \*FIRST TIME BUYERS\* \*CONSERVATORY\***

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £90,000.

Townend Estate Agents are pleased to offer for sale this well presented THREE BEDROOM TOWN HOUSE enjoying long distance views. Situated at the end of Rowantree Drive the property is close to transport links to Bradford and Leeds. Benefiting from tasteful decoration throughout, gas central heating and UPVC double glazing. The accommodation comprises briefly: Entrance hall, Lounge, Kitchen / Dining Area, Conservatory, Three Bedrooms & Bathroom. Easily managed gardens to front and rear.

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

Ask us about....

AUCTION

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MORTGAGES

SURVEYS



## Rowantree Drive, BD10

Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft

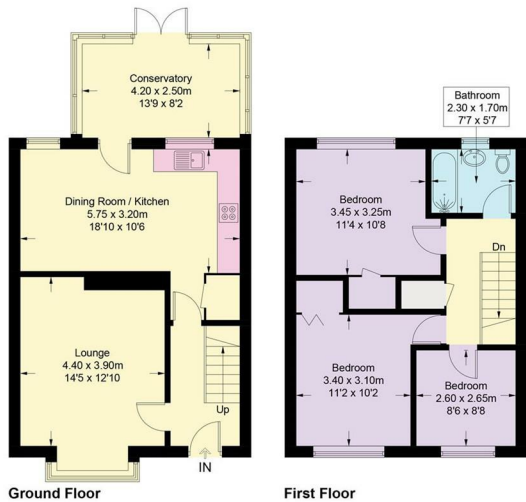
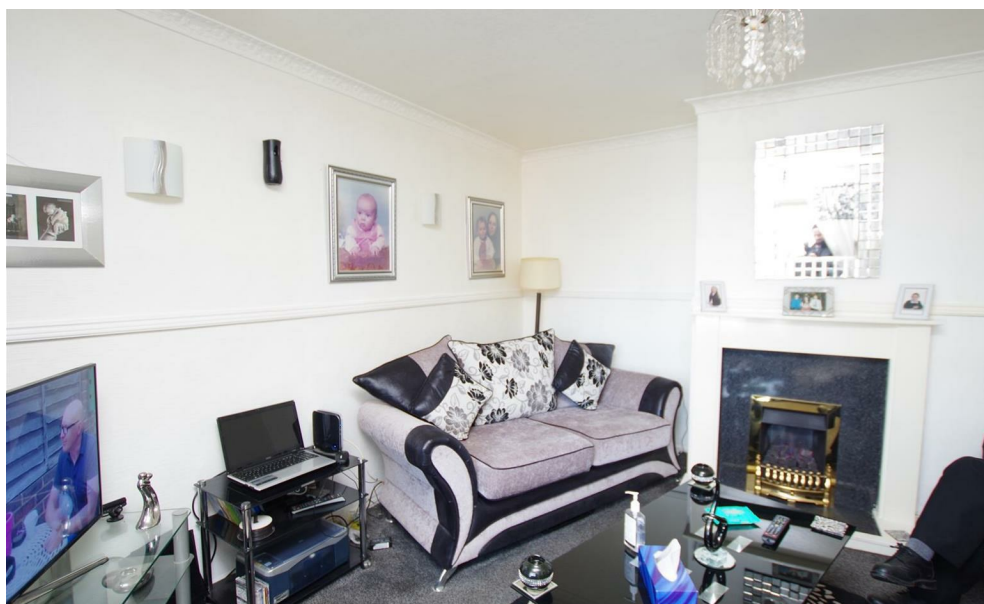


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170165)



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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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