



£95,000

BY AUCTION *NO CHAIN* *TWO BEDROOMS* *FANTASTIC LOCATION* *STONES THROW FROM SALTAIRE* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *GARDEN*

For sale by modern method of auction via Advanced Property Auction
Starting bid: £105,000

Townend Estate Agents offer for sale this two bedroom townhouse, ideal for families, couples, or investors seeking a promising opportunity in a sought-after location. The townhouse boasts a fantastic position, just a stone's throw from the picturesque Robert Park, the serene River Aire, and the scenic Leeds-Liverpool canal. Additionally, the vibrant Saltaire Village, known for its rich history and cultural significance, is within easy reach, providing a variety of shops, cafes, and community events. Overlooking open green space, this property offers a peaceful retreat from the hustle and bustle of daily life, while still being conveniently close to local schools, ensuring that families have access to quality education options. The combination of these features makes this townhouse not only a lovely home but also a sound investment opportunity. Whether you are looking to settle down in a friendly community or seeking a property with great rental potential, this townhouse on Troutbeck Avenue is a must-see.

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

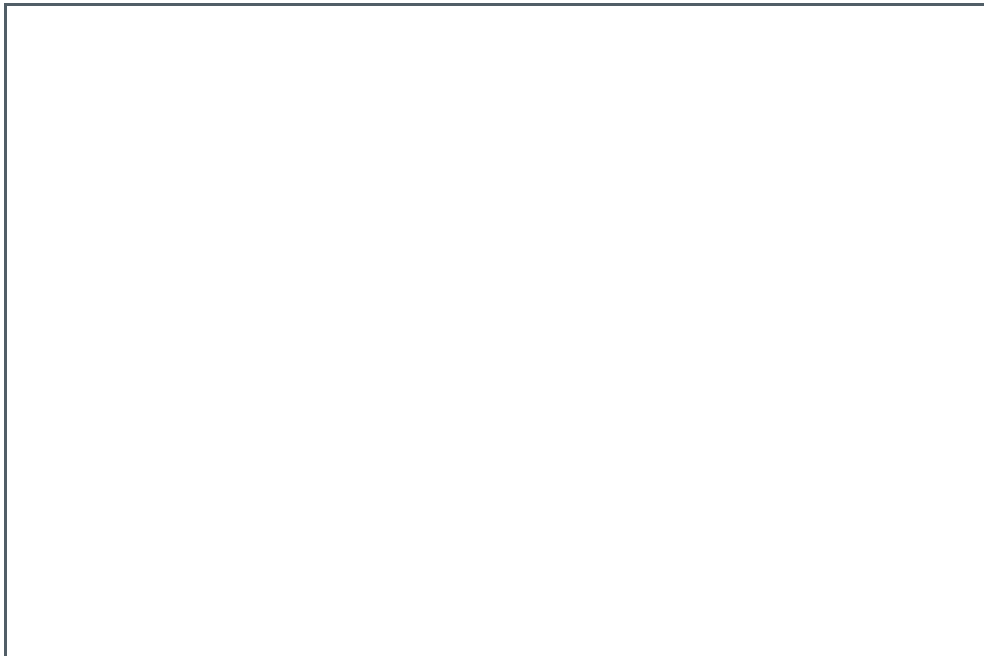
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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			Very environmentally friendly - lower CO ₂ emissions		
(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	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	