



By Auction £100,000

BY AUCTION *NO CHAIN* *POTENTIAL BUILDING PLOT* *FANTASTIC PLOT SIZE* *HUGE POTENTIAL FOR DEVELOPMENT* *IDEAL FOR INVESTORS* *GARDEN*
DRIVEWAY PARKING *CLOSE TO LOCAL SCHOOLS & AMENITIES*

For sale by modern method of auction via Advanced Property Auction
Starting bid: £65,000

Townend Estate Agents offer for sale this two bedroom semi-detached property. Located in a popular residential area, close to all the amenities of Eccleshill, Greengates and Apperley Bridge. Ideal for investors who will note the exceptional plot size. This rare to market opportunity presents developers with a potential building plot at the side, or ample room to extend (subject to planning). The discerning viewer could also look at building an annex for a dependant relative. Benefitting from gas central heating, with a recently installed boiler, driveway parking, entrance porch and rear garden, this is not one to be missed.

The property comprises briefly: Entrance porch, Lounge, Kitchen. Upstairs are two bedrooms and the house bathroom. Externally is driveway parking to the front. Good sized garden to rear. Potential building plot to the side, ideal for further development (subject to planning).

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		
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		

Townend Estate Agents
19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284
104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

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