



**By Auction £105,000**

**\*TWO BEDROOMS\* \*SEMI - DETACHED BUNGALOW\* \*IDEAL FOR RETIREES\* \*NO CHAIN\* \*AUCTION\* \*POPULAR LOCATION\* \*QUIET CUL-DE-SAC\***

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

Townend Estate Agents are pleased to offer for sale this two bedroom semi detached bungalow.

Located in a small cul-de-sac the property benefits from uPVC double glazed windows and doors. New GCH boiler now fitted 1/1/18.

Standing in good sized gardens to both the front and rear, this property will make an ideal retirement home

The accommodation comprises briefly; Upvc Entrance Porch, Entrance hall, Lounge, Kitchen, Two Bedrooms and Bathroom. Gardens to front and rear.

Reservation fee of 3% + VAT (Subject to minimum of £5000 + VAT) applies.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Approx. Total Area: 57.2 m<sup>2</sup> ... 615 ft<sup>2</sup>

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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	
	85		62
England & Wales	EU Directive 2002/91/EC	England & Wales	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

SALES • LETTING  
 VAT Reg. No. 556 807 414  
 Company No. 7191625. Registered UK.

