



By Auction £150,000

BY AUCTION *NO CHAIN* *THREE DOUBLE BEDROOMS* *IMMACULATELY PRESENTED* *READY TO MOVE INTO* *AMPLE ROOM TO EXTEND* *OFF STREET PARKING* *GARDENS* *QUIET CUL-DE-SAC* *FANTASTIC KITCHEN-DAYROOM* *APPERLEY BRIDGE & AIRPORT CLOSE BY*

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

Nestled in the serene cul-de-sac of Park Close, this immaculately presented semi-detached house is a true gem, ready for you to move in and make it your own. Boasting three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room offers a warm and welcoming atmosphere, ideal for relaxation or entertaining guests.

One of the standout features of this home is the fantastic modern kitchen-day room, which serves as the heart of the house. This stylish space is perfect for cooking and dining, providing a bright and airy environment that encourages family gatherings and social occasions.

The property also benefits from a well-appointed bathroom, ensuring comfort and convenience for all residents. With ample parking available for multiple vehicles, you will never have to worry about finding a space for your car. The quiet location of Park Close enhances the appeal of this home, offering a peaceful retreat from the hustle and bustle of everyday life. Additionally, there is potential to extend at the rear, allowing you to tailor the property to your specific needs and preferences (subject to consents).

In summary, this semi-detached house on Park Close is a wonderful opportunity for anyone looking for a modern, spacious, and well-located home in Bradford. With its impressive features and potential for further development, it is not to be missed.

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

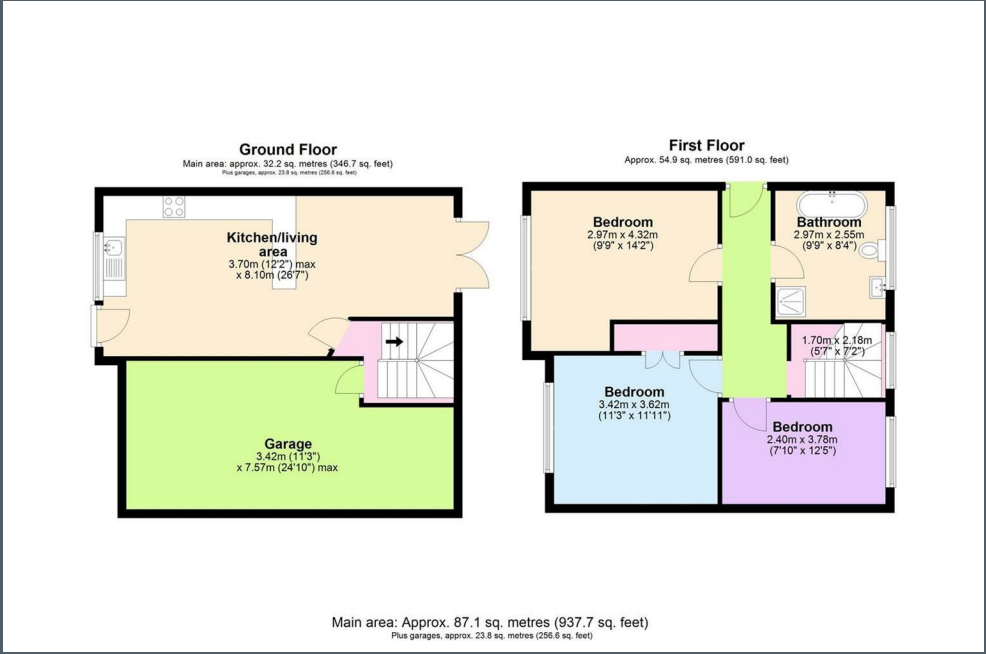
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AUCTION

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		