



## By Auction £140,000

\*COMING SOON\* \*REGISTER YOUR INTEREST NOW\* \*THE BEST VIEWS IN YORKSHIRE\* \*ONE BEDROOM DETACHED TRUE BUNGALOW\* \*THIS WILL BE YOUR FOR EVER HOME\* \* FOR SALE BY AUCTION\*

For sale by the modern method of auction with Advanced Property Auction. Starting bid: £140,000.

This is a very rare opportunity to purchase a for ever home in the most sought after location.

Nestled on Westfield Lane in the charming area of Idle, Bradford, this delightful one-bedroom detached bungalow presents a unique opportunity for those seeking a tranquil and picturesque living environment. This post-war property boasts a single reception room, providing a warm and inviting space for relaxation and entertaining.

The bungalow is designed for comfortable living, making it an ideal choice for individuals or couples looking for a forever home. With its prime location, residents can enjoy some of the best views in Yorkshire, offering a serene backdrop to daily life.

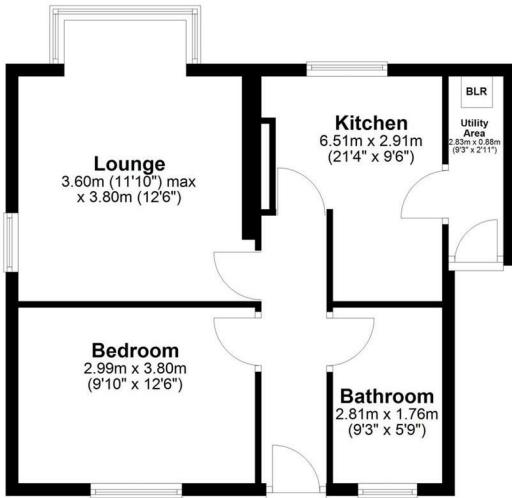
As a rare find in a highly sought-after area, this property is set to attract considerable interest. It is being offered for sale by auction, making it an exciting prospect for potential buyers.

Ask us about....



## Ground Floor

Approx. 48.7 sq. metres (523.9 sq. feet)



Total area: approx. 48.7 sq. metres (523.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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 OR 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.

SALES • LETTING

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The Property  
Ombudsman