



By Auction £120,000

For sale by modern method of auction via Advanced Property Auction
Starting bid: £120,000.

Townend Estate Agents offer for sale this charming end town house located on Peterborough Road in the sought-after area of Bradford. Situated in a popular location, this house is conveniently close to local schools, making it perfect for families with young children. The property's end town house design offers additional privacy and a sense of exclusivity, setting it apart from other homes in the row.

The property comprises briefly: Entrance, Lounge, spacious Kitchen-Diner through to Sun Room. Upstairs are three bedrooms and the house bathroom.

Planning ref for neighbouring house: 22/03117/FUL

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

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AUCTION

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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		Current	Potential
Very energy efficient - lower running costs	(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			
			84
			69
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	