



By Auction £90,000

BY AUCTION* *THREE BEDROOMS* *IDEAL FOR FAMILIES* *CLOSE TO CITY CENTRE AMENITIES* *STONES THROW FROM BRADFORD MOOR PARK* *CONVENIENT ACCESS TO MOTORWAY

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £90,000

Townend Estate Agents offer for sale this three-bedroom terraced house. Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining guests. The well-proportioned bedrooms provide ample space for family living or can easily be transformed into a home office or guest rooms, catering to your individual needs.

One of the standout features of this home is the inviting patio rear garden, which presents an ideal setting for outdoor gatherings. Additionally, the house boasts useful basement storage, providing extra space for your belongings and helping to keep the living areas clutter-free. This terraced house is not only a comfortable living space but also a wonderful opportunity to create lasting memories in a friendly neighbourhood.

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

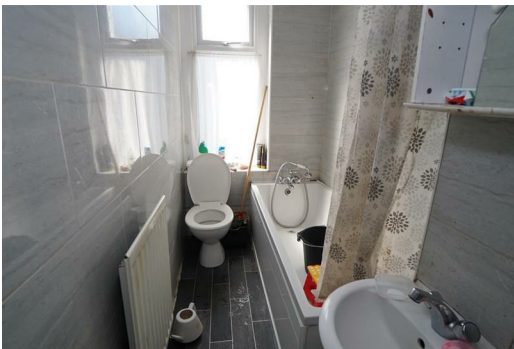
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AUCTION

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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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		