



£170,000

\*DETACHED BUNGALOW\* \*TWO BEDROOMS\* \*CONSERVATORY\* \*MODERN KITCHEN & BATHROOM\* \*QUIET LOCATION\* \*GATED PARKING\* \*IDEAL FOR RETIREES OR INVESTORS\*.

A delightful detached bungalow presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for a peaceful retreat.

The accommodation comprises: Lounge, modern kitchen which is a standout feature, equipped with contemporary fittings that cater to all your culinary needs. The conservatory which is off the bedroom provides a lovely spot to enjoy the natural light and views of the surrounding garden, perfect for unwinding with a book or hosting friends. The bungalow is designed for easy living, with a layout that promotes both comfort and functionality but has the possibility for development via removal of the conservatory and the additional of an extension to create an open plan living space at the back. The bathroom is conveniently located, ensuring that all essential amenities are within reach. This property is being offered for sale by auction, presenting a unique chance to acquire a home in a desirable location. With its blend of modern features and cosy charm, this bungalow is sure to attract interest from a variety of buyers. Don't miss the opportunity to make this lovely property your own.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

**Mint Street, BD2**

Approximate Gross Internal Area = 70.5 sq m / 759 sq ft

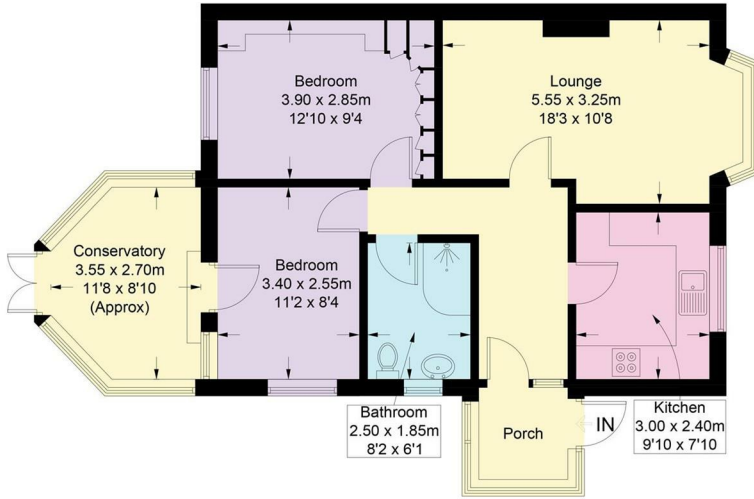


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234092)



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	
	69 74		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	