



By Auction £65,000

BY AUCTION* *NO CHAIN* *FIRST TIME BUYERS* *INVESTORS* *TWO BEDROOMS* *FRONT COTTAGE

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £65,000

Nestled on Higher Intake Road in Bradford, this charming Victorian terraced cottage, built around 1880, offers a delightful blend of character and modern convenience. With two bedrooms and a comfortable reception room, this property is perfect for small families or couples seeking a cosy home. The cottage boasts a stone-built exterior that reflects its historical charm, while the interior has been thoughtfully updated to meet contemporary needs. Recent improvements include a newly installed gas central heating boiler, ensuring warmth and comfort throughout the colder months. The bathroom has also been modernised with a new shower, providing a refreshing space for relaxation.

Natural light floods the cottage through the UPVC windows, enhancing the inviting atmosphere. The property is situated in a popular location, conveniently close to schools, mosques, and daily shops, making it an ideal choice for those who value accessibility to local amenities. Additionally, excellent public transport links are nearby, allowing for easy travel around Bradford and beyond.

This delightful cottage presents a wonderful opportunity for anyone looking to embrace the charm of Victorian architecture while enjoying the benefits of modern living. Whether you are a first-time buyer or seeking a rental property, this home is sure to impress with its blend of character, comfort, and convenience.

Reservation fee of 3.5% + VAT (Subject to minimum of £5500 + VAT) applies.

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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			
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	

Townend Estate Agents
19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284
104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

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