

**BD10 8EZ** 



For sale by the modern method of auction with Advanced Property Auction. Starting bid: £80,000.

Three bedroom semi-detached house presenting a fantastic opportunity for those looking to invest in a property with great potential. The home boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms, kitchen and storage room. Upstairs are three bedrooms, bathroom and separate W.C.

This house is a blank canvas, requiring modernisation throughout, allowing you to tailor the space to your personal taste and style. Whether you are a landlord looking to expand your portfolio or an investor seeking a project, this property holds significant promise.

Landlords: EPC, EICR and Gas Safety all in place. Potential rental value £850 pcm.

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

Ask us about....









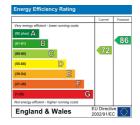


















These particulars do not form part of any contact and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty what soever in respect of this property.

INVESTIGATION OF THE SERVICE WAS ASSETTED FOR THE SERVICE AND 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.

104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

