



By Auction £85,000

THREE BEDROOMS *MODERN SEMI-DETACHED* *POPULAR LOCATION* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *IDEAL FOR FIRST TIME BUYERS* *PARKING* *GARDEN*

For sale by modern method of auction via Advanced Property Auction
Starting bid: £85,000

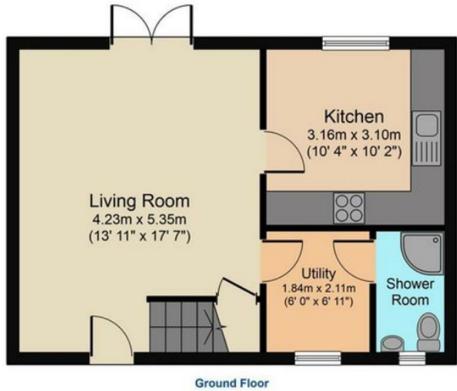
Townend Estate Agents offer for sale this THREE BEDROOM modern semi-detached property. Located in a popular residential area close to a variety of amenities in Eccleshill Village, Harrogate Road and Five Lane Ends. Ideal for first time buyers, families and investors alike, with landlords looking at a return of around £750pcm. Benefiting from UPVC double glazing, off street parking and E7 Heating, this is not one to be missed!

The property comprises briefly: Entrance, Lounge, Dining Kitchen fitted with a range of base & wall units, guest shower room & utility room. Upstairs are three bedrooms and the family bathroom. Externally is gated off street parking and an enclosed shared garden area.

Reservation fee of 3% + VAT (Subject to minimum of £5000 + VAT) applies.

Ask us about....





Ground Floor



First Floor



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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	88	
(69-80)	C		
(55-68)	D		
(29-54)	E		
(1-28)	F	53	
Not energy efficient - higher running costs (1-20)	G		

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		

EU Directive 2002/91/EC

Townend Estate Agents

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