



£220,000

\*NO CHAIN\* \*THREE BEDROOMS\* \*DETACHED TRUE BUNGALOW\* \*POPULAR LOCATION\* \*AMPLE PARKING & DRIVEWAY\* \*GARAGE WITH INSPECTION PIT\*

Nestled on Airedale Street this charming THREE BEDROOM detached bungalow presents an excellent opportunity for those seeking a new home. Boasting three well-proportioned bedrooms a modern bathroom with accessible, ensuring comfort and convenience for all residents. One of the standout features of this property is the ample parking available, accommodating multiple vehicles, along with a garage for additional storage, with the added benefit of an inspection pit. This is a rare find in urban settings, making it a significant advantage for potential buyers.

Situated close to local amenities, residents will enjoy easy access to shops, schools, and recreational facilities, enhancing the overall living experience. The property is offered with no chain, allowing for a smooth and efficient purchase process. This modern auction property is a fantastic opportunity for those looking to invest in a home that combines space, convenience, and a prime location. Don't miss your chance to make this delightful house your new home.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



## Airedale Street, BD2

Approximate Gross Internal Area = 74.9 sq m / 806 sq ft  
Garage = 18.1 sq m / 195 sq ft  
Total = 93.0 sq m / 1001 sq ft

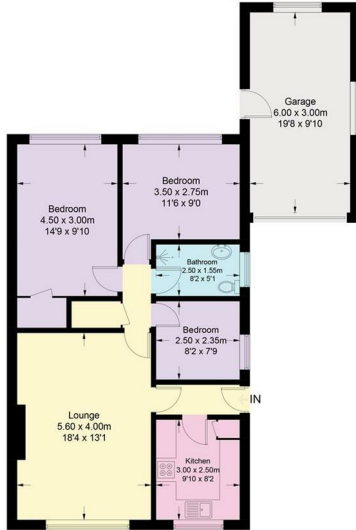


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1253310)



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 |
|                                                                                                                                                                                                                               |           |                                                                                                                                                                                                                                                                     |           |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> |           | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                     |           | <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                           |           |

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