



By Auction £150,000

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

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £225,000.

Nestled in the charming area of Mint Street, Undercliffe, Bradford, this 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. Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The modern kitchen is a standout feature, equipped with contemporary fittings that cater to all your culinary needs. Adjacent to the kitchen, the conservatory 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. 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.

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

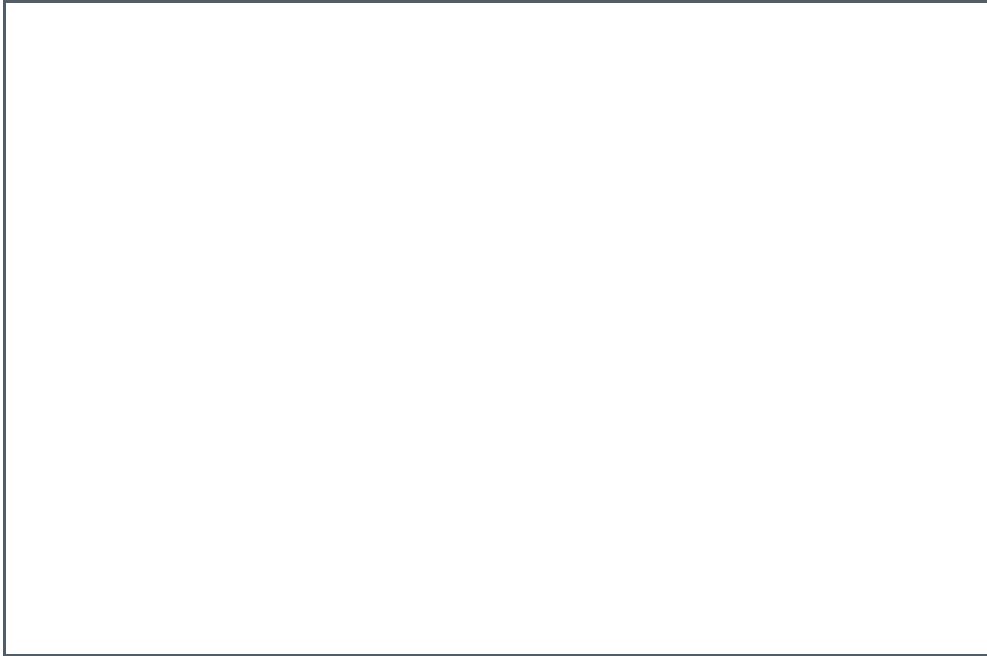
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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