



By Auction £140,000

***BY AUCTION* *NO CHAIN* *IDEAL FOR INVESTORS* *POPULAR LOCATION* *THREE BEDROOMS* *GARDENS* *AMPLE DRIVEWAY PARKING* *GARAGE* *CLOSE TO LOCAL SCHOOLS & AMENITIES*
*CONSERVATORY***

For sale by modern method of auction via Advanced Property Auction
Starting bid: £140,000 plus reservation fees.

Townend Estate Agents offer for sale this charming three bedroom semi detached, located in the village of Eccleshill, an excellent opportunity for both families and investors alike. One of the standout features of this home is the addition of a conservatory to the rear, providing a bright and airy space, perfect for relaxation or entertaining guests. This versatile area seamlessly connects the indoors with the outdoors, allowing for a pleasant flow of natural light throughout the day. The property also benefits from a gated driveway, offering both security and convenience for residents and visitors. This feature is particularly appealing in today's market, where off-street parking is highly sought after. Situated in a friendly neighbourhood, this semi-detached house is close to local amenities, schools, and parks, making it a practical choice for families. The surrounding area is well-connected, providing easy access to public transport and major roadways, ensuring that commuting to nearby cities is straightforward. In summary, this extended three-bedroom semi with a conservatory and gated driveway is a rare find in Eccleshill. Whether you are looking to make it your family home or seeking a promising investment opportunity, this property is certainly worth considering. Do not miss the chance to explore the potential this home has to offer.

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

Ask us about....





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(55-68)	C		
(29-54)	D		
(21-38)	E		
(1-20)	F		
Not energy efficient - higher running costs	G		
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		
(55-68)	C		
(29-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		EU Directive 2002/91/EC	

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.

SALES • LETTING

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