



**£85,000**

\*BY AUCTION\* \*FOUR BEDROOMS\* \*NO CHAIN\* \*INVESTORS\* \*LANDLORDS\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL AMENITIES\* \*GARDEN & DRIVEWAY PARKING\* \*TWO BATHROOMS\* \*TWO RECEPTION ROOMS\*

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

AUCTION - AUCTION - AUCTION

Townend Estate Agents offer for sale this four bedroom semi-detached property. Located in a popular residential area, close to a variety of amenities at Killinghall Road and ideally placed for access to the city centre and ring road. Perfect for landlords and investors.  
The property comprises briefly: Entrance, lounge, second reception room, kitchen, conservatory. To the first floor are two bedrooms and the house bathroom, with a further two bedrooms and shower room on the second floor. Garden to rear, with driveway parking to the front.

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

Ask us about....

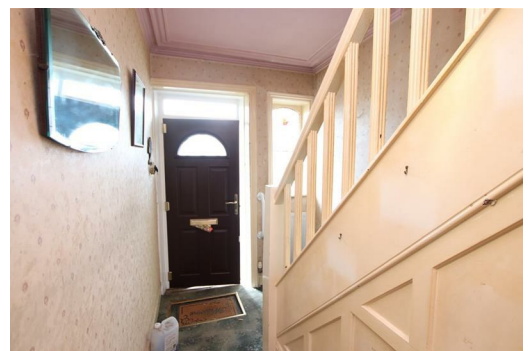
AUCTION

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