



By Auction £75,000

BY AUCTION* *NO CHAIN* *THREE BEDROOMS* *GARDEN* *POPULAR LOCATION* *FAMILY HOME* *IDEAL FOR INVESTORS* *CLOSE TO LOCAL AMENITIES

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £75,000

Townend Estate Agents offer for sale this end terrace house. Presenting an excellent opportunity for investors seeking a property with great potential. The home features three well-proportioned bedrooms, making it ideal for families or those looking for additional space. One of the standout features of this property is the useful cellar, providing ample storage or the possibility for conversion, depending on your vision. The rear garden is a delightful addition, offering a private outdoor space perfect for enjoying the fresh air or entertaining guests.

This property is being sold with no chain, allowing for a smooth and efficient purchase process. Being sold by modern auction, making it an exciting opportunity for those looking to invest in the thriving Bradford market. With its appealing features and prime location, this end terrace house on Beacon Road is not to be missed. Whether you are a seasoned investor or a first-time buyer, this property holds great promise for future growth and enjoyment.

Reservation fee of 3.5% + VAT (Subject to minimum of £5,500 + 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		