



**By Auction £170,000**

\*BY AUCTION\* \*NO CHAIN\* \*FOUR BEDROOMS\* \*CONSERVATORY\* \*LARGE GARAGE\* \*DRIVEWAY PARKING\* \*GARDEN\* \*SPACIOUS LOUNGE-DINER\* \*POPULAR LOCATION\* \*FAMILY HOME\*

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £170,000.

Nestled on the desirable Whitaker Avenue in Bradford, this charming semi-detached house presents an excellent opportunity for families and investors alike. With four spacious bedrooms, this property offers ample room for comfortable living. The heart of the home is a large open lounge-diner, perfect for entertaining guests or enjoying family meals together.

The property boasts a delightful conservatory, providing a bright and airy space to relax and enjoy the garden views throughout the seasons. The well-appointed bathroom ensures convenience for all residents, while the generous parking facilities, accommodating up to five vehicles, are a rare find in the area. Additionally, a large garage adds further practicality, making it ideal for those with multiple vehicles or hobbies. This home is offered with no chain, allowing for a smooth and swift transaction. It is available through modern auction, presenting a unique opportunity for prospective buyers. With its combination of space, functionality, and a prime location, this property is not to be missed. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a sound investment, this semi-detached house on Whitaker Avenue is sure to impress.

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

Ask us about....

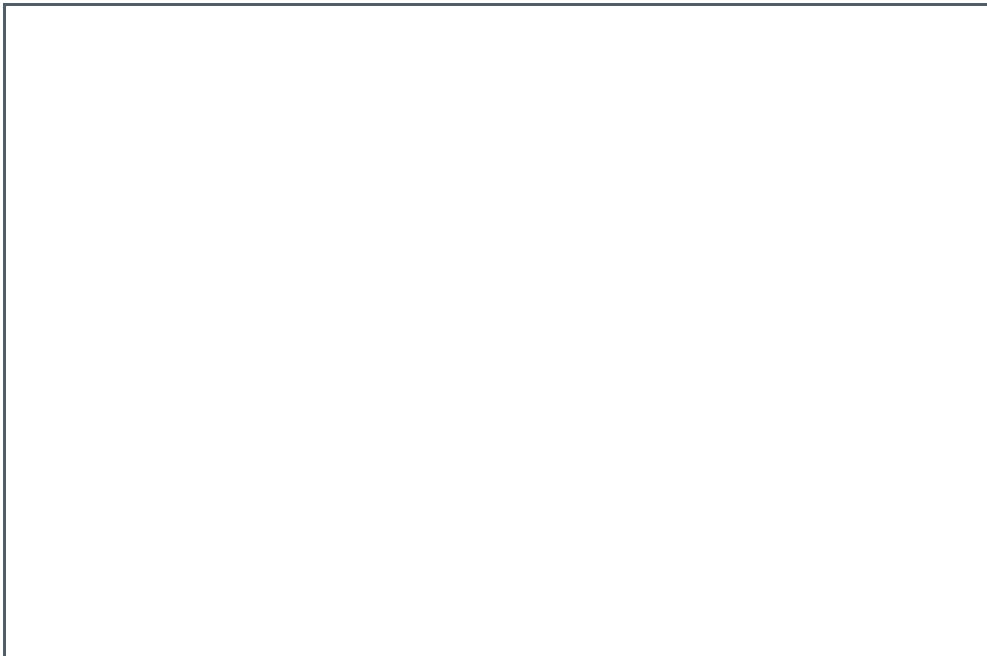
AUCTION

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

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