



**£105,000**

PUBLIC NOTICE - 88 Bradford Road, BD10 8TB - We are in receipt of an offer of £105,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

Townend Estate Agents offer for sale this THREE BEDROOM END TERRACE.

The accommodation comprises: Lounge with original exposed wooden beams, a feature fireplace, exposed staircase to the first floor, kitchen and dining room.

The dining room was previously used as bedroom three and has access to an en-suite wet room.

Kitchen has a range of base and wall units, door to rear. Upstairs are two double bedrooms and house bathroom. Externally there are enclosed garden areas to three sides and a single detached garage and parking space.

This property is accessed via public footpath. The property requires full renovation. There is no central heating.

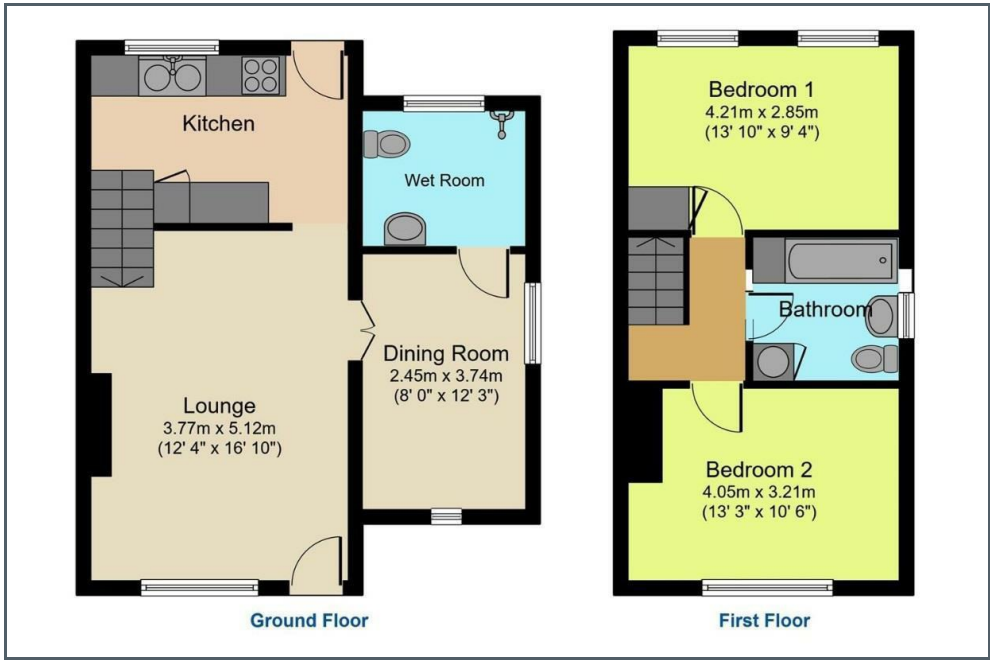
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AUCTION

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 (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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>	
	<b>34</b>		<b>83</b>
<small>Not energy efficient - higher running costs</small> EU Directive 2002/91/EC		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> EU Directive 2002/91/EC	

