



## By Auction £150,000

\*BY AUCTION\* \*NO CHAIN\* \*THREE BEDROOMS\* \*HUGE POTENTIAL FOR DEVELOPMENT\* \*LARGE GARDENS\* \*LONG DISTANCE VIEWS\* \*AMPLE PARKING & GARAGE\* \*POPULAR LOCATION\*

For sale by the modern method of auction with Advanced Property Auction.

Starting bid: £150,000

Townend Estate Agents offer for sale this charming semi-detached bungalow. Presenting an excellent opportunity for those seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for a peaceful retreat.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining guests. One of the standout features of this property is the generous outdoor space, with large gardens that provide a delightful setting for outdoor activities or simply enjoying the fresh air. Additionally, there is significant potential for extension at the rear or upwards (subject to consents) allowing you to tailor the home to your specific needs and preferences.

Benefiting from ample parking and a garage. The long-distance views from the property add to its appeal, providing a picturesque backdrop to your daily life. This bungalow is being offered by auction with no chain, making it an attractive option for buyers looking to move swiftly. With its combination of space, potential, and location, this property is not to be missed.

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

Ask us about....



**Ground Floor**  
Approx. 61.1 sq. metres (658.1 sq. feet)



**First Floor**  
Approx. 21.2 sq. metres (228.4 sq. feet)



Total area: approx. 82.4 sq. metres (886.5 sq. feet)



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.

| Energy Efficiency Rating                                 |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D |                         |           |
| (29-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| 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<br>(92 plus) | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions              |   |                         |           |
| England & Wales  |   | EU Directive 2002/91/EC |           |

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284

104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

SALES • LETTING

VAT Reg. No. 556 807 414

Company No. 7191625. Registered UK.



The Property  
Ombudsman