



**By Auction £225,000**

\* NO CHAIN\* \*4/5 BEDROOMS\* \*LARGE EXTENSION\* \*POTENTIAL TO BUILD ANNEX IN GARDEN\* \*AUTO GATED DRIVEWAY WITH LOTS OF PARKING\*  
\*FABULOUS LOCATION\* \*OVERLOOKING THE CRICKET GROUND\*

For sale by the modern method of auction with Advanced Property Auction. Starting bid: £225,000

Townends are delighted to offer FOR SALE this most spacious family home in a very popular residential location. Early viewing is advised to fully appreciate all that is on offer at this location.

The property comprises of entrance porch hallway, lounge, dining-kitchen, conservatory. Upstairs are four bedrooms, en-suite and house bathroom. Large loft space with 3 velux windows. Externally there are large gardens to the front and a 100 foot rear garden. Ample parking and integral garage (roller door) with the capacity for conversion to further accommodation.

Reservation fee of 3.5% + VAT (Subject to minimum of £5000 + VAT) applies.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

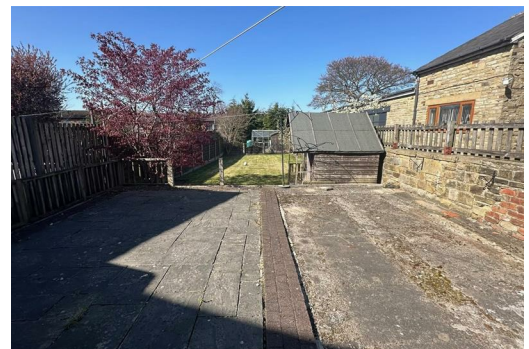


## Intake Road, BD2

Approximate Gross Internal Area = 167.2 sq m / 1800 sq ft  
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID1190688)



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		
(92-101) <b>A</b>			(92-101) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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