



**By Auction £125,000**

**\*THREE BEDROOMS\* \*BY AUCTION\* \*NO CHAIN\* \*POPULAR LOCATION\* \*GARDENS GARAGE & DRIVEWAY\* \*INVESTORS\***

For sale by modern method of auction via Advanced Property Auction  
Starting bid: £125,000 PLUS reservation fees.

Townend Estate Agents offer for sale this mature THREE BEDROOM SEMI DETACHED.  
Situated on Chatsworth Road providing easy access into both Leeds and Bradford. With New Pudsey Train Station also just a short distance away.

The property comprises: Hallway, Lounge, Kitchen, Diner, three bedrooms and house bathroom with separate W/C  
Gardens to the front and rear. Driveway to detached garage. Benefiting from gas central heating & uPVC double glazing.

Reservation fee of 3% + VAT (Subject to minimum of £5000 + VAT) applies.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



**Ground Floor**  
Approx. Area: 43.6 m<sup>2</sup> ... 470 ft<sup>2</sup>

**First Floor**  
Approx. Area: 43.6 m<sup>2</sup> ... 470 ft<sup>2</sup>

Approx. Total Area: 87.2 m<sup>2</sup> ... 939 ft<sup>2</sup>

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		

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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		

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