



1 Yew Tree Crescent, Bradford, West Yorkshire BD8 0AG

- For sale by modern method of auction. Starting bids £220,000 plus reservation fee (Ts & Cs apply)
- Well maintained, however does require a scheme of general modernisation
- Two bedroom established detached bungalow
- Pleasant gardens, driveway single garage and external laundry room
- Popular location within close proximity to a range of amenities and transport links
- Early enquiry and viewing recommended

£220,000 Freehold



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DESCRIPTION

Established two bedroom detached bungalow property situated within this pleasant and highly sought after residential locality within

Whilst being well maintained the property does require a scheme of modernisation and improvement, to include most elements including fixtures, fittings, utilities decor and flooring etc:-

Comprising in brief:- Entrance Porch, Entrance hall, living room, dining kitchen, two bedrooms and shower room.

Externally there is a driveway that leads to a single garage, which also has a attached laundry room. The property occupies a good sized plot with large front garden and rear garden also.

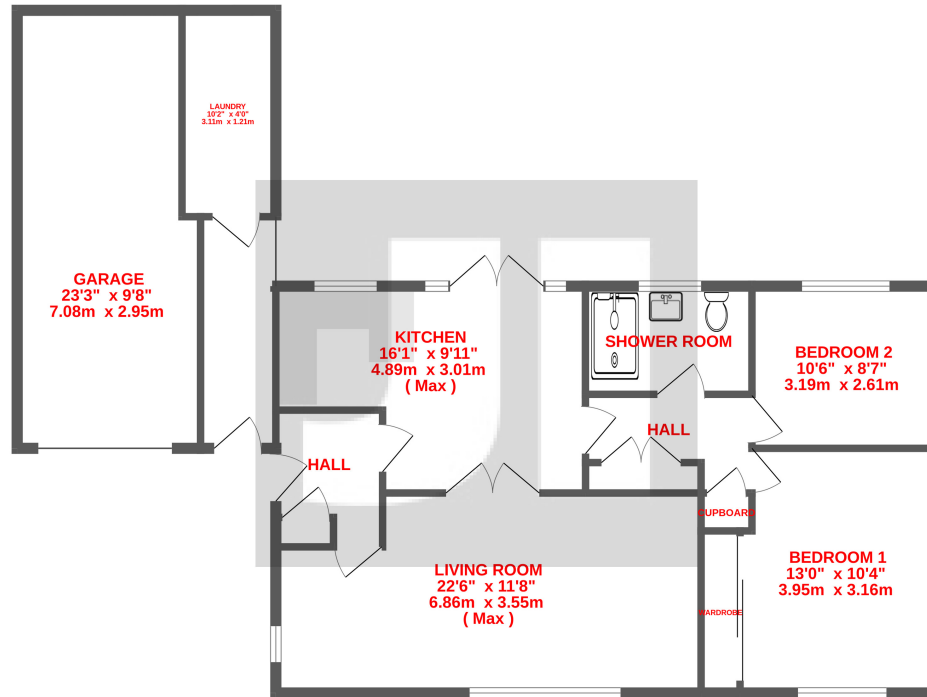
Offered with no onward chain.

AGENTS NOTE:- The sale of this property is by the way of Modern Method of Auction. Staring bids from £220,000 (plus reservation fee) this is subject to a undisclosed reserve price. Any party interested in submitting a bid/offer will be referred to Advanced Property Auctions to discuss that matter, as well as the full terms and conditions of the sale. Upon acceptance of any bid/offer a non-returnable reservation fee of 3.5% plus VAT of the agreed sale price (subject to a minimum of £5500 Plus VAT) will be payable to secure the purchase. The buyer then has a maximum of 56 days to complete the sale. Its unlikely a buyer who has a below chain would be considered.



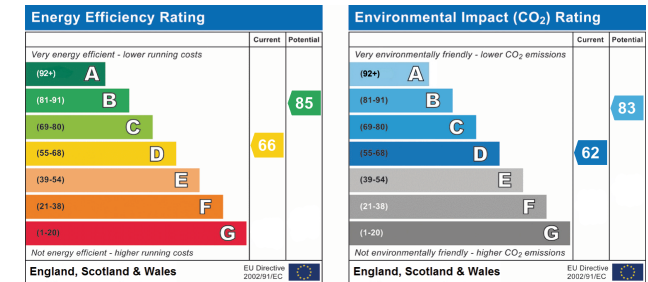


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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to sell or let?

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Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00