

FOR SALE

For Sale By Auction - Starting Price  
£120,000 Freehold



## 2 Croft Avenue, Crossflatts, Bingley, West Yorkshire. BD16 2DT

- FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION
- STARTING PRICE £120,000 PLUS RESERVATION FEE'S APPLY
- 2 Bedroom End Townhouse
- Lounge - Kitchen
- Gas Central Heating having a Valid Landlord Gas Safety Certificate
- Valid Electrical Installation Condition Report
- Re-Roofed & Insulated September 2024
- Large Gardens Front & Rear
- In Need of Refurbishment
- Ideally Placed for Bus, Rail & Road Network





## PROPERTY DESCRIPTION

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FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION ..... STARTING PRICE £120,000  
PLUS RESERVATION FEE'S APPLY

End townhouse situated in a popular area of Crossflatts in Bingley. Ideally placed for local amenities including Tesco Express Supermarket and the well regarded Crossflatts Primary School. Conveniently located for the bus and rail links, making the commute into Leeds only a 25 minute train journey away.

The property benefits from UPVC double glazing, gas central heating having had a new boiler installed in 2019 and has an up to date Landlord gas safety certificate, valid Electrical installation Condition Report and the main house roof was re-roofed and insulated in September 2024.

In need of refurbishment, the property briefly comprises; entrance, lounge with bay window and kitchen to the ground floor, two double bedrooms and bathroom to the first. Outside, the property occupies a good sized corner plot having large gardens to both the front and rear. Council tax band B.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 12 mbps, Superfast 80 mbps & Ultrafast 2000 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UK's four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>





## ROOM DESCRIPTIONS

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### Entrance

Part glazed entrance door to the front and stairs to the first floor.

### Lounge

Double glazed bay window to the front, radiator, coved ceiling and television point.

### Kitchen

Range of light grey base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Glow worm gas boiler. Breakfast bar and radiator. Double glazed windows and door to the rear. Under stairs cupboard having electric meter and consumer unit.

### First Floor

#### Bedroom 1

Double glazed windows to the front, radiator and picture rail.

#### Bedroom 2

Double glazed window to the rear, radiator and picture rail.

### Bathroom

3 piece suite in white comprising of corner panelled bath, pedestal wash hand basin and low level w.c. Double glazed window to the rear, part tiled walls and extractor fan.

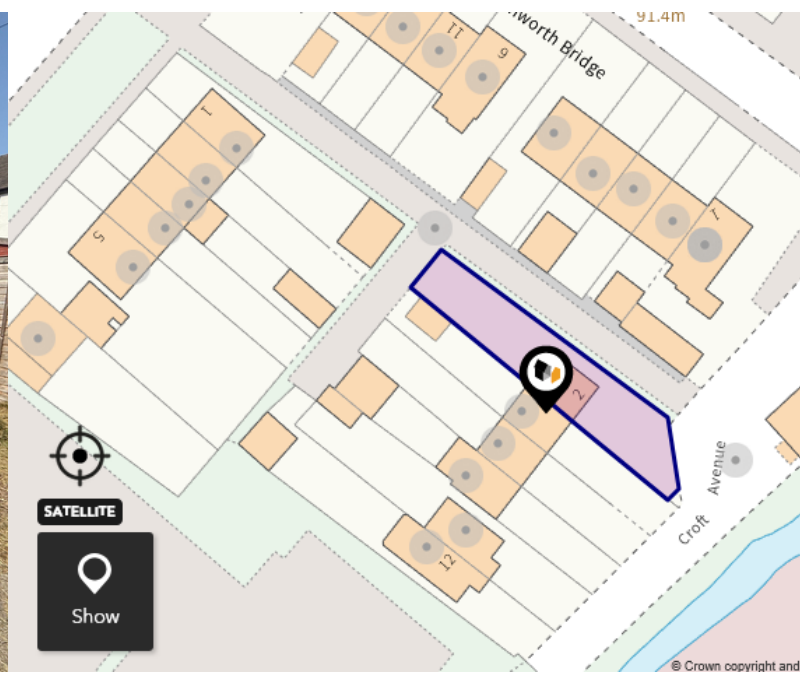
### Gardens

Lawned garden to the front having hedge and fence boundaries. Gated access. In our opinion this area could be developed to create off road parking, subject to the necessary planning consents.

Enclosed lawned garden to the rear with fence and hedge boundaries. Decked area. Gated access to the side.

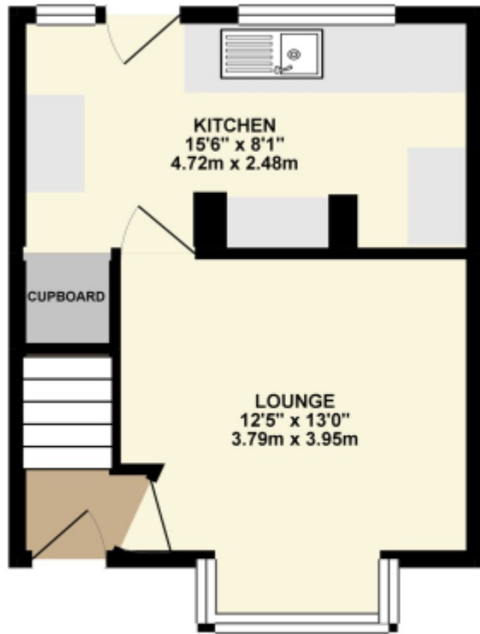
### Modern Method of Auction

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% plus vat to a minimum of £5,000.00 + vat (£1,000.00) = (£6,000.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction. Contact details for Advance Property Auctions is 0333 3661087 [www.advancedpropertyauction.co.uk/buying/](http://www.advancedpropertyauction.co.uk/buying/)

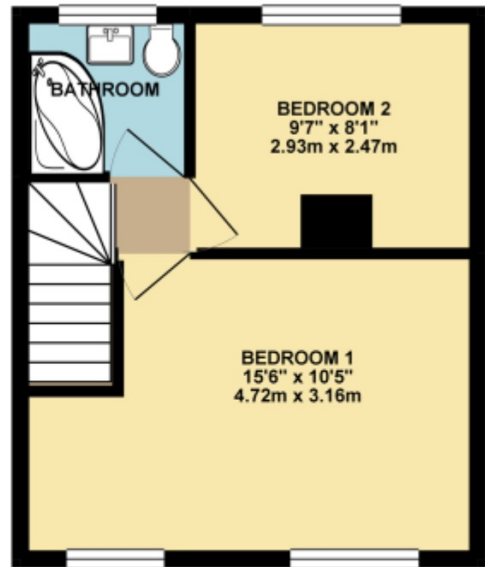


# FLOORPLAN & EPC

GROUND FLOOR 295.52 sq. ft.  
( 27.45 sq. m. )



1ST FLOOR 282.22 sq. ft.  
( 26.22 sq. m. )



TOTAL FLOOR AREA : 577.73 sq. ft. ( 53.67 sq. m. ) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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