



HUNTERS[®]
HERE TO GET *you* THERE

Leeds Road, Thackley | Asking Price £40,000
Call us today on 01274 594040



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

For sale by Modern Method of Auction Starting Bid Price £50,000, plus Reservation Fee

Hunters Estate Agents are delighted to offer for sale this one bedroom maisonette, ideally positioned in the ever-popular village of Thackley. Set in a convenient location close to a variety of local amenities, the property is also well placed for access to both Apperley Bridge and Shipley train stations, making it perfect for commuters and those seeking easy transport links.

This charming back-to-back rear under dwelling is being sold to cash buyers only and presents an excellent opportunity for first time buyers looking to step onto the property ladder, as well as investors seeking a property with a potential rental return of around £500 per calendar month.

The accommodation briefly comprises an entrance area leading into a cosy lounge, a kitchen fitted with a range of base and wall units, a spacious double bedroom, and a bathroom. To the front of the property is a lovely,

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period.

Interested parties'

personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with

your lender before bidding. A Buyer Information Pack is provided. The buyer

is responsible for the Pack fee. For the most recent information on the Buyer

Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-

Refundable Reservation Fee of 4.5% of the purchase price including VAT,

subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the

property to the buyer during the Reservation Period and is paid in addition to

the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will

receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc.

VAT. These services are optional.



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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