



3 School Ridge, Thornton, Bradford, BD13 3RW

Offers Over £100,000

- FOR SALE BY MODERN METHOD OF AUCTION
- SUBJECT TO RESERVE PRICE, BUYERS FEES APPLY
- TWO BEDROOMS
- INVESTMENT OPPORTUNITY - NO ONWARD CHAIN
- GAS CENTRAL HEATING
- T's & C's APPLY
- GRADE II LISTED THROUGH BY LIGHT MID-TERRACE
- PANORAMIC COUNTRYSIDE VIEWS
- ENVIABLE SEMI-RURAL LOCATION
- DOUBLE GLAZED WINDOWS

3 School Ridge, Bradford BD13 3RW

**** FOR SALE BY MODERN METHOD OF AUCTION ** STARTING BID £100,000 ** GRADE II LISTED THROUGH BY LIGHT MID-TERRACE HOME **** Offered to the market with NO ONWARD CHAIN is this TWO BEDROOM, GRADE II LISTED house, situated just off Upper Heights Lane, Thornton, BD13. With an ENVIABLE SEMI-RURAL position, the property enjoys PANORAMIC VIEWS across the valley and beyond, with the convenience of Thornton Village only 1 mile away where EXCELLENT TRANSPORT LINKS, an ARRAY OF LOCAL AMENITIES and a NUMBER OF LOCAL PUBS, BARS & RESTAURANTS can be found. In brief, the property internally comprises an entrance vestibule, a living room featuring EXPOSED BEAMS, a separate kitchen with DINING SPACE to the rear and a lower ground basement cellar for storage. The first floor comprises TWO BEDROOMS, with access to a FULLY BOARDED LOFT, and a bathroom, all rooms fitted with GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS. Viewings by appointments only via Bronte Estates, Queensbury.



Council Tax Band: B



Property Description

**** FOR SALE BY MODERN METHOD OF AUCTION ** STARTING BID £110,000 ****
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Accommodation

Ground Floor

Entrance Vestibule

With access to the living room and stairs to the first floor.

Living Room

A generously proportioned living room with a gas central heating radiator, a gas fire, exposed beams and double glazed windows to front.

Kitchen

Fitted with a range of wall and base units, space and plumbing for washing machine, fridge freezer and gas cooker, a sink and drainer, space for small dining table, built in storage cupboards and access to the cellar.

Lower Ground Floor

Basement Cellar

A basement cellar ideal for further storage.

First Floor

Landing

With large built in storage cupboards and access to the bedrooms and bathroom.

Bedroom One

A main double bedroom with a range of built in wardrobes, a gas central heating radiator and double glazed window to front providing far reaching views.

Bedroom Two

A single bedroom with a gas central heating radiator, double glazed window to front with loft hatch and pull down ladder.

Bathroom

A part tiled bathroom with a three piece suite consisting of a bath with electric shower over, a w/c and wash hand basin also comprising a window to rear.

External

The property has an enclosed garden to front, mainly laid to lawn with a patio seating area and stone pavement leading to the front door.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00

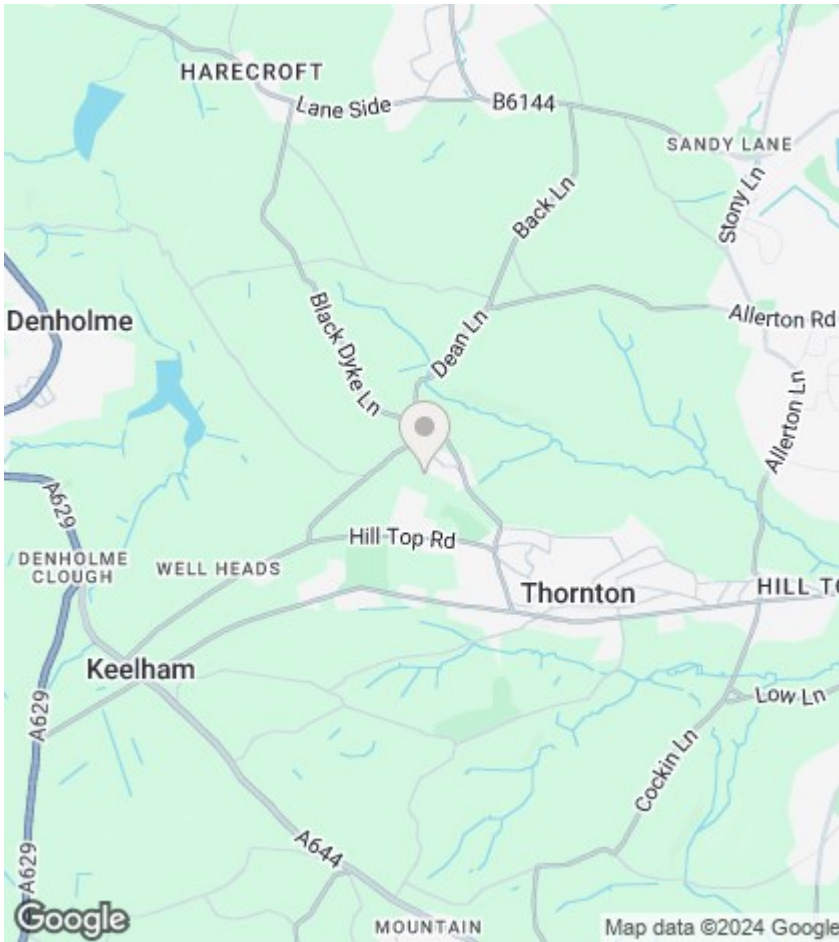
including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

REFERRAL ARRANGEMENTS

Should you opt to use Conveyancing Services recommended by iamsold or the Partner Agent, please be advised that the iamsold will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.







Directions

Central heating & part double glazed, Small garden. Mr Briggs asked me to post him the brochure for 696 Thornton Road, he has not received it and likes the look so would like to have his property valued before booking a viewing. He said he hasn't bought/ sold a property in around 30 years!!!

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

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