



10 Albion Place, Thornton, Bradford, BD13 3QA

Auction Guide £40,000

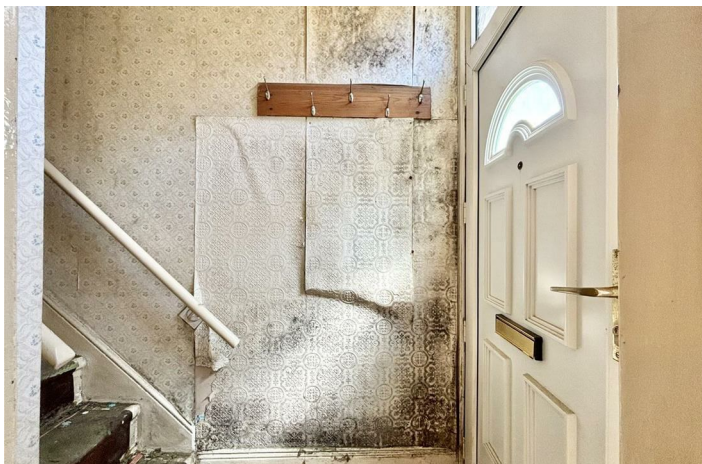
- For Sale by Modern Auction – T & C's apply
- The Modern Method of Auction
- Buyers fees apply
- End terrace - Back to Back
- Deceptively spacious
- Subject to Reserve Price
- View, Bid & Buy
- One bedroom plus large attic room
- Full refurbishment required
- Be quick with this one!

10 Albion Place, Bradford BD13 3QA

**** FOR SALE BY MODERN METHOD OF AUCTION ** ONE/TWO BEDROOM END TERRACE ** BACK TO BACK ** POPULAR SEMI-RURAL LOCATION ** MODERNISATION REQUIRED THROUGHOUT **** This one/two bedroom terrace property is definitely a project and will require a full program of modernisation, but offers great potential! To the ground floor is a lounge with an open plan kitchen and access to a small cellar. To the first floor is a good-sized bathroom & double bedroom and a staircase from the landing leads up to an overall attic room with a window to the gable end. On-road parking to the front (no outside space).



Council Tax Band: A



Hallway

The front door leads into a small hallway with stairs off to the first floor and a door to the lounge.

Lounge

A spacious living room with a gas fire (not tested), window to the front and a window to the side. An open plan kitchen area along one wall plus a small island unit. A floor hatch under the stairs gives access to a stone staircase leading down to a small cellar.

Kitchen Area

Fitted base and wall units, working surfaces, gas hob, electric oven and a stainless steel sink and drainer.

First Floor

Landing area with stairs off to the attic room and doors to the bedroom and bathroom.

Bedroom One

Double bedroom with fitted cupboards, under-stairs storage cupboard, window to the front and a gas wall heater (not tested).

Bathroom

Three piece suite comprising of a panelled bath, pedestal wash basin and WC. Window to the front.

Attic Room

Potential for a second double bedroom (subject to planning/building regs). Window to the side elevation. Cupboard with water heater & tank.

Please note

Gas is connected to the property. The only heating is via a gas fire in the lounge and one gas wall heater in the bedroom. These have not been tested.

External

On road parking to the front. No garden or outside space.

EPC & Floorplan to follow

Auctioneer Comments

This property is for sale by Traditional Auction. Exchange takes place immediately with

completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc 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.

A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

Services may be recommended by the Agent or 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.







Directions

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 