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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Viewing arrangements**

Strictly by appointment through WW Estates  
01274 627444  
sales@wwestateagents.com



**Directions**

see mapping



**Thompson Avenue, Bradford, BD2 1JR**  
**Auction Guide £80,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Thompson Avenue, Bradford, BD2 1JR



**\*\* FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION \*\* STARTING BIDS £80,000 \*\* FEES APPLY \*\* CLEAR POTENTIAL TO ADD DORMA'S TO THIS PROPERTY ( subject to pp) \*\* FIRST TIME BUYERS & BUY TO LET LANDLORDS \*\* SEMI DETACHED \*\* 2 DOUBLE BEDROOMS \*\* SPACIOUS KITCHEN/DINER \*\* OFF ROAD PARKING \*\* CLOSE TO LOCAL AMENITIES \*\* IN NEED OF SOME MODERNISATION \*\***

If you are looking for a property which you can add value to, OR AN INVESTMENT PROPERTY TO RENT - THEN LOOK NO FURTHER!

The property briefly comprises:- Access is through a uPVC door into the entrance vestibule which leads to the living room.

The living room has a large picture window, gas fire, radiator, dado rail and carpet flooring.

The kitchen is fitted with a range of wall and

base units in beech with matching worktops and splash back tiling. There is a stainless steel sink with mixer tap, an electric hob and plumbing for a washing machine. A uPVC window overlooks the rear garden.

Upstairs there are two double bedrooms with ample room to add a staircase to the loft space should you wish to add Dorma's to the property ( subject to pp ). Bedroom 1 has built in wardrobes.

The bathroom currently has a double shower cubicle, pedestal sink and push button WC in white with a central heating radiator and finished with carpet flooring.

Outside to the front there is a garden which is laid to lawn and a tarmac driveway providing off road parking. To the rear there is a private garden with mature trees and a large storage shed.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

This is a 2 double bedroom semi detached property with garden and parking, situated close to many local amenities which does require some modernisation.

**Rating authority**  
Borough Council Tax Band A

**Services**

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Freehold