



Thorncroft Road, Bradford BD6 3EP

welcome to

Thorncroft Road, Bradford

Great opportunity to purchase this three bedroom semi detached located on highly sought after street near Wibsey village. Vast scope to add value via extending, subject to planning permissions and modernisation.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall Lounge

11' 4" x 13' 1" (3.45m x 3.99m)

With UPVC window to the front and radiator.

Dining Room

9' 6" x 10' (2.90m x 3.05m)

With UPVC window to the rear and radiator.

Kitchen

4' 6" x 7' 10" (1.37m x 2.39m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with

work surfaces, radiator and UPVC window to the side.

Landing

With UPVC window to the rear.

Bedroom One

10' 4" into bay x 10' 8" (3.15m into bay x 3.25m)

With window to the front, fitted storage and radiator.

Bedroom Two

7' 6" x 10' 4" (2.29m x 3.15m)

With UPVC window to the rear and radiator.

Bedroom Three

5' 8" x 8' 6" (1.73m x 2.59m)

With UPVC window to the front.

Bathroom

Comprises of bath and wash hand basin.

W/C

Separate w/c.

Outside

Driveway leading to the garage, gardens to the front and rear.



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Thorncroft Road, Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedrooms
- Two reception rooms

Tenure: Freehold EPC Rating: D

guide price

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF115126 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk