



420 Thornton Road

- FOUR BEDROOM SEMI-DETACHED
- MODERN METHOD OF AUCTION
- POPULAR LOCATION
- IDEAL INVESTMENT OR RENOVATION PROJECT

Auction Guide Price £150,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

FOR SALE BY MODERN METHOD OF AUCTION - STARTING PRICE £150,000 PLUS RESERVATION FEES APPLY This generously sized four-bedroom semi-detached Grade II listed property, originally built in 1831, offers a fantastic opportunity for buyers looking to modernise and create a truly special family home rich in character and history. Importantly, the property benefits from a new roof and chimney stack installed approximately one year ago, providing peace of mind on two major structural elements.

In need of updating throughout, the property provides well-proportioned accommodation including an entrance hall, a large reception room with a feature fireplace, and a spacious kitchen with ample room for dining and appliances.

To the first floor are four bedrooms - including a bright principal bedroom - and a family bathroom.

Steeped in local heritage, the property served as Home Guard quarters during the Second World War, adding further historical significance and a unique



story to this characterful home.

Externally, the property is set back from the road in an elevated position, with front garden space offering privacy and scope for landscaping.

Ideal for families, investors, or renovators, this home combines generous space, period charm, and outstanding potential to add value and personalise.

FRONT ENTRANCE

A welcoming entrance hall providing access into the main living accommodation. The space features a front door with glazed panel allowing natural light to filter through, along with practical flooring and room for coats and footwear.



While functional, the hallway would benefit from modernisation, offering a great opportunity to create an inviting first impression with updated décor and finishes to complement the rest of the home.

KITCHEN

18' 1" x 13' 1" (5.51m x 3.99m) A spacious kitchen fitted with a range of wall and base units with complementary work surfaces and a tiled splashback. The room includes space for freestanding appliances, plumbing for white goods, and a cooker with extractor hood above. A window provides natural light, while recessed ceiling spotlights enhance the brightness of the space.



Offering good proportions and functionality, the kitchen would benefit from modernisation, presenting an excellent opportunity to redesign and create a stylish, contemporary kitchen tailored to individual tastes.

LIVING ROOM

14' 1" x 18' 1" (4.29m x 5.51m) A spacious reception room featuring a striking stone fireplace that forms an attractive focal point, complemented by exposed ceiling beams and a decorative light fitting that adds character to the space. The room offers ample space for a range of seating and living room furniture, making it ideal for relaxing or entertaining.

Open access to the staircase enhances the sense of space, while the layout provides flexibility for modern living. While well-proportioned and functional, the room would benefit from some updating, offering excellent potential to create a stylish and comfortable main living area tailored to individual tastes.



MASTER BEDROOM

11' 1" x 10' 1" (3.38m x 3.07m) A generously sized master bedroom featuring dual aspect windows that allow for an abundance of natural light, creating a bright and airy feel. The room offers ample space for a large bed and a full range of bedroom furniture, making it ideal as a comfortable principal bedroom.

Well-proportioned and functional, the space would benefit from cosmetic updating, providing an excellent



opportunity to modernise and personalise to create a stylish and relaxing retreat.

BEDROOM 2

12' 1" x 9' 0" (3.68m x 2.74m) A spacious second double bedroom positioned to the front of the property, featuring a large window that allows for plenty of natural light and a radiator for comfort. The room offers generous proportions with space for a full range of bedroom furniture.

Requiring refurbishment and modernisation, this room presents an excellent opportunity to create a bright and stylish bedroom tailored to individual tastes. Ideal as a main or guest bedroom once updated, with great potential to enhance both comfort and value.



BEDROOM 3

9' 1" x 8' 1" (2.77m x 2.46m) A well-proportioned third bedroom positioned to the rear of the property, offering comfortable accommodation with space for bedroom furniture. The room benefits from a window allowing for natural light, along with a radiator for year-round comfort.

While perfectly functional, the room would benefit from some cosmetic updating, presenting an excellent opportunity to modernise and personalise to suit individual tastes. Ideal for use as a child's bedroom, guest room, or home office.

BEDROOM 4

7' 1" x 8' 1" (2.16m x 2.46m) A single fourth bedroom positioned to the front of the property, offering flexible use as a child's bedroom, nursery, home office, or dressing room. The room benefits from a window providing natural light and features ample space for essential furnishings.

Requiring modernisation, this room presents a great opportunity to refresh and personalise, making it a practical addition to the home for growing families or those needing versatile accommodation.

BATHROOM

11' 1" x 6' 1" (3.38m x 1.85m) A spacious family bathroom fitted with a three-piece suite comprising a panelled corner bath, pedestal wash hand basin, and low-level WC, alongside a separate enclosed shower cubicle. The room benefits from part-tiled walls, tiled flooring, and a frosted window providing natural light and ventilation.

While fully functional, the bathroom would benefit from modernisation, offering excellent potential to create a stylish and contemporary space to suit individual tastes. The generous proportions provide scope for reconfiguration or upgrading to a high-quality family bathroom.

AUCTION INFORMATION

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,500.00 + VAT = (£6,600.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.

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