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439 - 441 Thornton Road
Bradford, BD13 3NN

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 10TH OF DECEMBER 2026 AT 12PM ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. Two through terraced houses which have been divided into five self contained studio flats, a one bedroom flat, a four bedroom house and a high street office, when fully let it produces over £45,000 in rent per annum. Located in the centre of Thornton village.
EPC- E
Tenure- Freehold
Council Tax- A

- **FOR SALE BY SHARPES, TRADITIONAL AUCTION - 10TH DECEMBER 2026**
- **LOCATED IN THE CENTER OF THORNTON VILLAGE**
- **EPC-E, TENURE- FREEHOLD, COUNCIL TAX A**
- **TWO THROUGH TERRACE PROPERTIES SPLIT INTO EIGHT PROPERTIES**
- **WHEN FULLY LET PRODUCING OVER £45,000 PER ANNUM**
- **56 DAY COMPLETION**

Auction Guide Price - £250,000

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Main House 439 Thornton Road

Entrance Hall
Having a door to the front and stairs to the first floor

Lounge
13'1" x 12'9"
Having a feature fireplace a window and a radiator.

Kitchen
16'0" x 12'9"
Fitted kitchen with a range of matching wall and base units and work surfaces over. Incorporating sink/drainer unit, double oven, hob with a hood over, combination boiler and plumbing for a washing machine. Window to the side elevation, and a radiator.

Dining Room
16'0" x 10'5"
Having a window and a radiator.

First Floor

Bedroom One
17'0" x 12'5"
Having a window and a radiator.

Bedroom Two
12'9" x 10'9"
Having a window and a radiator.

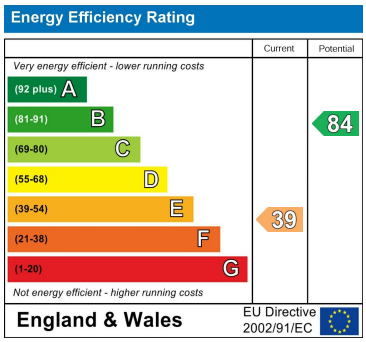
Bathroom
12'9" x 5'10"
Having a four piece suite comprising of a sunken bath, bidet, basin and a wc. A window and a radiator.

Second Floor

Bedroom Three
17'0" x 16'0"
Having a window and a radiator.

Bedroom Four
17'0" x 16'0"
Having a window and a radiator.

Exterior
Drive to the side of the property as well as parking to the rear



441 Thornton Road

Self Contained Studio Flat one
16'4" x 16'0"
Having a kitchen and a bathroom.

Self Contained Studio Flat Two
16'4" x 12'5"
Having a kitchen and a bathroom.

Self Contained Studio Flat Three
16'4" x 12'9"
Having a kitchen and a bathroom.

Self Contained Studio Flat Four
16'4" x 12'5"
Having a kitchen and a bathroom.

Self Contained Studio Flat Five
16'4" x 16'0"
Having a kitchen and a bathroom.

Office
12'5" x 12'5"
Currently empty but could be used for a range of businesses.

Lower Ground Floor Flat
A one bedroom flat covering the lower ground floors of both 439 and 441 Thornton Road. Offering over a 1000 sqft of living space and benefiting from having its own access from the rear of the property and parking.

Brochure Prepared
08-10-2026

Solicitors
Elite Solicitors
Ref:- Fiona Taylor

Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003
Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details area accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.