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Thompson Avenue

Bradford, BD2 1JS

Auction Guide £110,000



Property is being sold via Modern Method Of Auction:

This three-bedroom semi-detached house is for sale in the BD2 area of Bradford, offering a practical layout and convenient setting for first time buyers, families and investors. Set on a corner plot with a block-paved front garden, the property includes an occasional attic room, providing useful additional space.

Inside, there is a separate reception room featuring a fireplace and wood floors, creating a defined living area. The kitchen diner offers combined cooking and eating space, and there is a modern boiler installed. Accommodation includes two double bedrooms and one single bedroom, together with a bathroom fitted with a heated towel rail.

Outside, the property benefits from a garden, adding private outdoor space to the corner plot setting.



GROUND FLOOR

Hallway

Livingroom 14'3" x 12'4" (4.36 x 3.78)

Kitchen - Dining 17'10" x 7'5" (5.44 x 2.28)

FIRST FLOOR

Bedroom One 11'2" x 9'8" (3.41 x 2.96)

Bedroom Two 8'11" x 10'4" (2.72 x 3.17)

Bedroom Three 8'3" x 7'6" (2.54 x 2.29)

Family Shower Room 6'2" x 6'6" (1.90 x 2.00)

ATTIC 15'2" x 15'4" (4.63 x 4.69)

Disclaimer

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

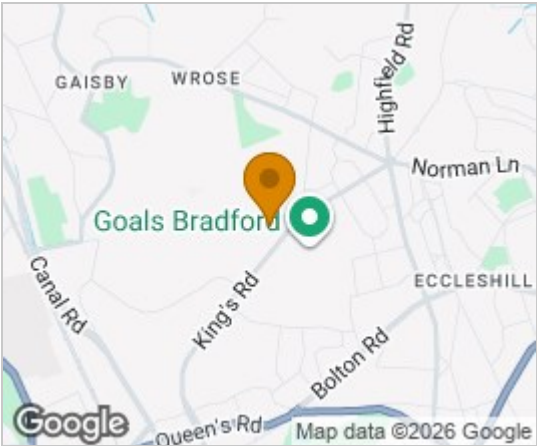
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

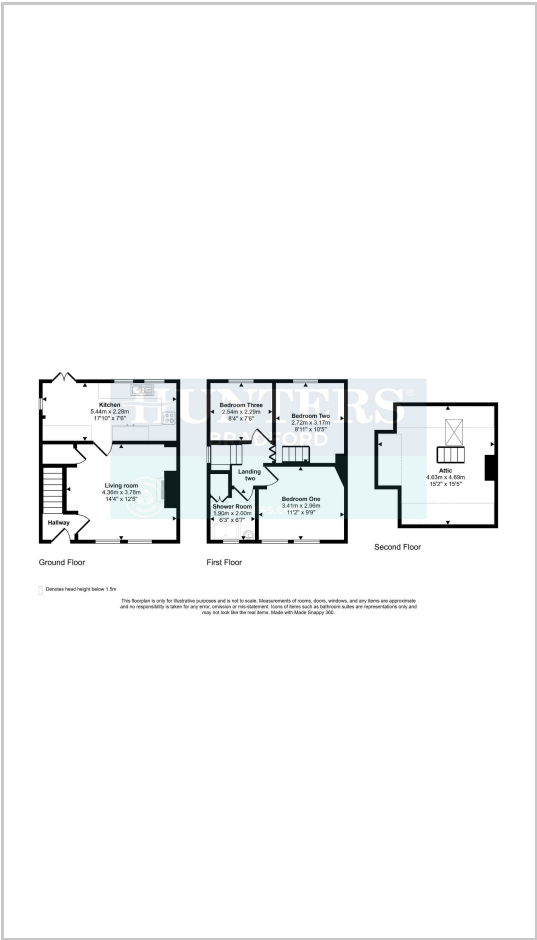
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

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 £450.00. These services are optional.

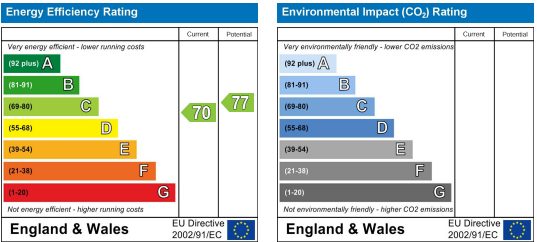
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.