



**1 Back High Street**

- TWO BEDROOM MID TERRACE
- NEWLY RENOVATED
- CLOSE TO THORNTON VILLAGE
- POPULAR LOCATION

**Auction Guide Price £65,000**  
EPC Rating '41'



1 Back High Street, Thornton, Bradford, BD13 3ET



## Property Description

### DESCRIPTION

FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION - STARTING PRICE £65,000 PLUS RESERVATION FEE'S APPLY -Whitney's are excited to bring to the market this recently renovated two bedroom mid terraced property located in the heart of the popular village of Thornton. Modernised and decorated to a very high standard this property boasts an open plan living kitchen area, bathroom and two bedrooms that has been tastefully decorated. This is the perfect home for a First Time Buyer or investor as the rental potential in this area is high. We anticipate high demand on this property so call 01274 880019 today to book a viewing. Viewings will take place via an open day.



#### OPEN PLAN LIVING KITCHEN AREA

17' 07" x 15' 01" (5.36m x 4.6m) When you walk through the front door, you are greeted by a light, bright and airy open plan living area with a brand new modern white gloss kitchen which comprises of a range of wall and base units and a built in cooker and gas hob. The living area has been neutrally decorated with new carpets and is spacious enough to accommodate a range of furniture styles. This room also has a large window to the front and a door to access the cellar.

#### BEDROOM ONE

7' 10" x 13' 10" (2.39m x 4.22m) This is a double bedroom with plenty of floor space and following the theme of neutral decor with newly fitted carpets. This room offers access to the bathroom and to the second floor bedroom and comprises of a window to the front and to the side along with an electric wall radiator.



#### BEDROOM TWO

12' 01" x 15' 04" (3.68m x 4.67m) Neutrally decorated this room is ready to host you after a long day at work with its original wooden beams, a good size Velux window and a window to the side offering ample amounts of light. This room also comprises of newly fitted carpets and fitted wardrobes.



#### BATHROOM

5' 07" x 5' 06" (1.7m x 1.68m) The bathroom is modern and beautifully designed with wall cladding and a three piece suite comprising of a bath, WC and hand basin.

#### CELLAR

#### 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 £5,000.00 + VAT (£1,000.00) = (£6,000.00) 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 soliditors 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.

#### **PURCHASE DETAILS:**

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. **Get your no-obligation quote today!**

**BUYERS CLUB:** The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties.

Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

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