



26 Albert Street, Thornton, Bradford, BD13 3ER

Auction Guide £80,000

- For Sale by Traditional Auction – T & Cs apply.
- One Bedroom plus loft room
- UPVC DG & GAS CH
- Buyer Information Pack available
- Well Presented
- Stone built mid-terrace back to back
- Subject to a hidden Reserve Price
- Buyers' Fees apply.
- Enclosed front garden
- Early viewing advised

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**** FOR SALE BY MODERN METHOD OF AUCTION ** ONE/TWO BEDROOM MID-TERRACE ** BACK-TO-BACK ** IDEAL FIRST TIME BUY ** POPULAR LOCATION **** Bronte Estates are pleased to list for sale this well presented terraced property in the heart of Thornton village with an array of amenities all within walking distance. To the ground floor is a front entrance porch, hallway, lounge with an open-plan kitchen, first floor bedroom and bathroom and a staircase from the landing leads to a spacious loft room with a dormer window. Enclosed garden to the front. A perfect addition to a landlords portfolio or first time buy. Arrange your viewing now!



Council Tax Band: A



Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

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

Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5%

of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

Porch

Front entrance porch with UPVC door and windows, central heating boiler and a utility area with plumbing for a washing machine. Door to the hallway.

Hallway

Stairs to the first floor, central heating radiator and a door to the lounge.

Lounge

14'9 x 13'9

Window to the front elevation, feature mantle piece with gas fire below, central heating radiator and open to:

Kitchen Area

Fitted base and wall units with work surfaces over, breakfast bar and tiled splash-backs. Belfast sink with mixer tap, gas cooker point with extractor over, tiled floor and a door to the cellar.

Cellar

Small keeping cellar providing further storage.

First Floor

Landing area with stairs off to the loft room and doors to the bedroom and bathroom.

Bedroom One

15'0 x 10'6

A good-size double bedroom with a window to the front elevation, double fitted wardrobe with mirror sliding doors and a central heating radiator.

Bathroom

Panelled bath with telephone style shower taps plus a mains powered shower over, pedestal washbasin and a low flush WC. Fully tiled walls, airing cupboard, central heating radiator and a window to the front elevation.

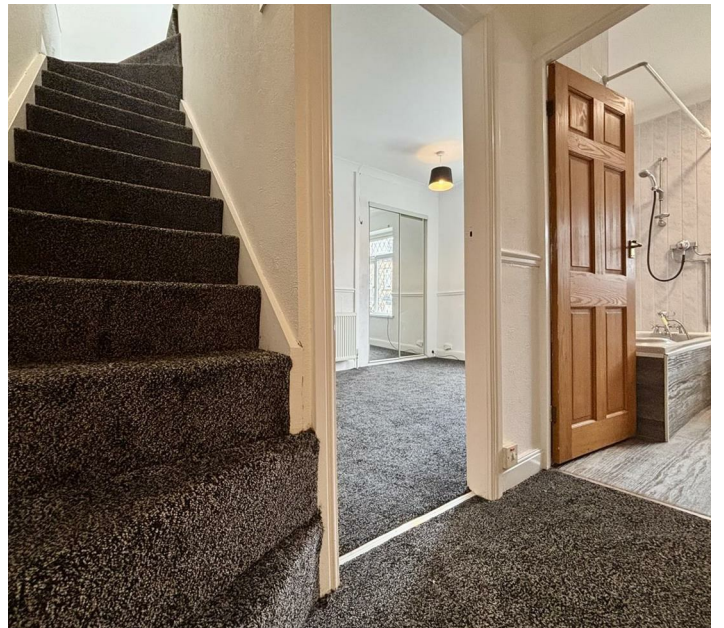
Second Floor Loft Room

14'3 x 8'9

Large dormer window to the front elevation with views across Thornton and distant countryside. Central heating radiator. Ample space for a double bed and furniture.

External

To the front of the property is an enclosed, paved garden area with a flower bed and seating area. Stone wall and fence boundary plus a garden gate.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:
D

