bronte estates









705 Thornton Road, Thornton, Bradford, BD13 3NW

By Auction £135,000

- TWO BEDROOM SEMI DETACHED
- SUBJECT TO RESERVATION PRICE, BUYERS FEES APPLY
- LARGE PLOT WITH DEVELOPMENT POTENTIAL
- PROMINENT POSITION IN THORNTON
- RURAL OUTLOOK & CLOSE TO OPEN COUNTRYSIDE
- FOR SALE BY MODERN METHOD OF AUCTION
- IDEAL INVESTMENT OPPORTUNITY
- LARGE GARDEN TO SIDE AND FRONT
- MODERN FITTED KITCHEN & CONSERVATORY TO THE SIDE
- OFF-ROAD PARKING

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** FOR SALE BY MODERN METHOD OF AUCTION ** SPACIOUS TWO BEDROOM SEMI DETACHED ** SET ON A VERY LARGE PLOT ** DESIRABLE LOCATION ** NEW KITCHEN ** RURAL OUTLOOK ** Bronte Estates are delighted to offer for sale this much loved family home that sits on a huge plot in a semi-rural position in Thornton. Offering potential to extend to the side, or a building plot, subject to securing the required planning permissions. The large front and side garden is a delightful space offering lawned areas, patio, balcony, flower beds and a variety of mature shrubs and trees. Internally the property comprises of a hallway, lounge, a recently refurbished dining kitchen, pantry, ground floor WC, utility room and a conservatory that gives access to a large balcony. To the first floor there are two double bedrooms and a modern shower room.

2 1 1 D

Council Tax Band: B







Auction Information
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. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. 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. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. 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 £960 inc. VAT. These services are optional.

Hallway
The front door leads into a small hallway with stairs leading off to the first floor, door to the lounge and a central heating radiator.

Lounge
14'9 x 11'8
Bay window to the front elevation with a delightful woodland outlook, gas fire, vertical radiator and a door to the kitchen.

Dining-Kitchen
10'2 x 10'0
A modern Howdens kitchen (fitted in 2024) with a good range of base and wall cabinets, laminated work surfaces and matching upstands. Integrated appliances include a fridge, electric oven, four ring gas hob and an extractor above. Stainless steel sink and drainer, central heating radiator and a window to the rear elevation.

Conservatory
11'8 x 7'6
A white UPVC conservatory with patio doors leading out to a balcony seating area, two wall light points, central heating heating radiator and a door to:

WC
A modern ground floor WC with washbasin and a window to the rear elevation.

Utility Room
UPVC door and windows, plumbing for a washing machine, space for a tumble dryer, central heating boiler and space for a freezer.

First Floor
Landing area with a window to the side elevation, access to the loft space and doors off to both bedrooms and the bathroom.

Bedroom One
12'0 x 11'8
Window to the front elevation, central heating radiator and a good range of fitted wardrobes with over-head cupboards.

Bedroom Two
10'0 x 8'8
Window to the rear elevation and a central heating radiator.

Shower Room
A modern fully tiled shower room with a corner shower cubicle, washbasin with mixer tap and storage below, WC, window to the rear elevation and a central heating radiator.

External
The property enjoys a very large garden to the front and side, consisting of a lawned area, patio seating area. paved pathways, flowerbeds, mature shrubs and trees. Driveway to the front with gravel parking for two cars. Due to the size of the plot and nearby recent development we believe the site may be of interest to builders/investors.

Please Note
This sale is subject to Probate being finalised. The property is not sold with any planning permissions but does offer a variety of options to maximise on the potential of the plot.








Netless
Fat Balls



















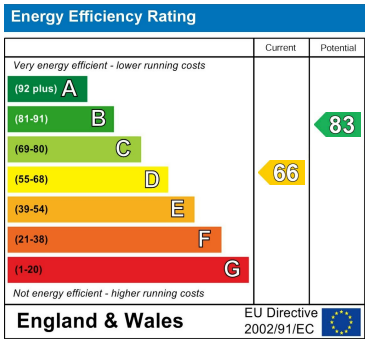
Directions

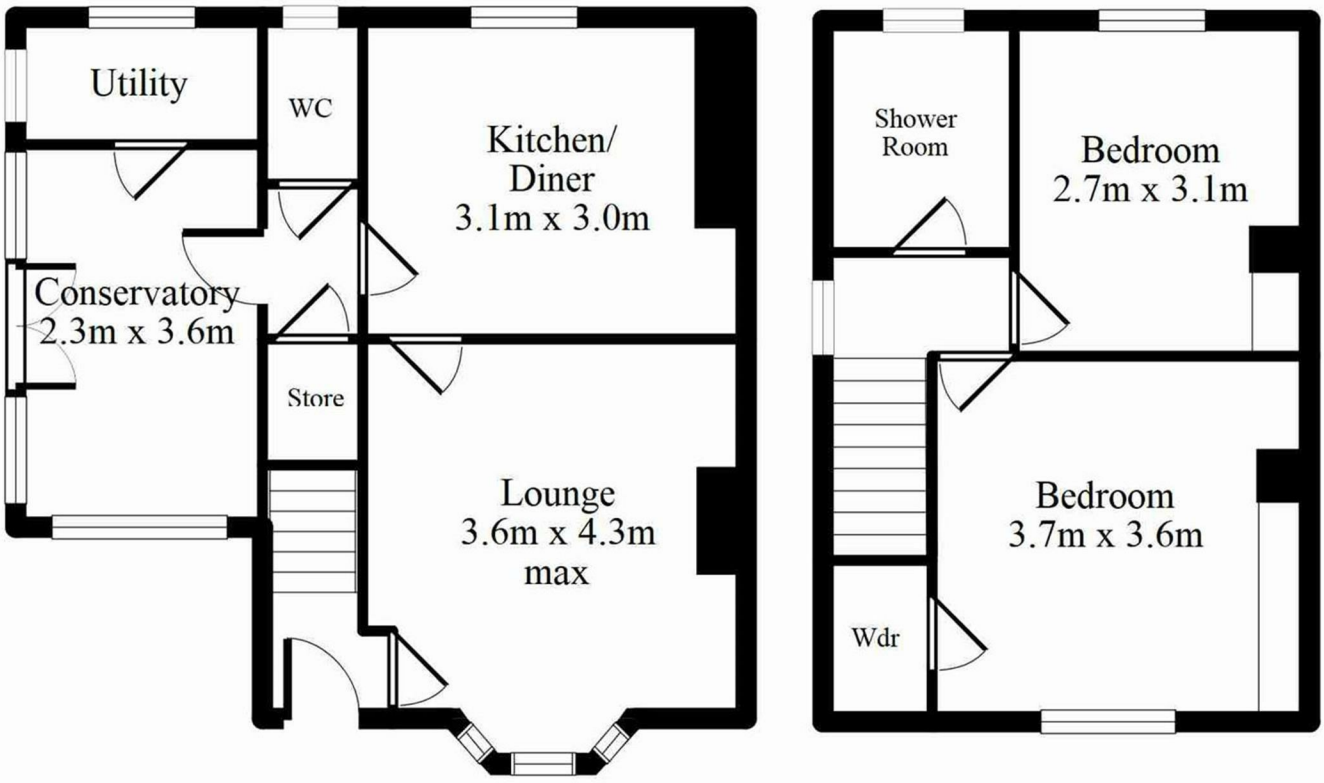
Viewings

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

EPC Rating:

D





Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2026

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