



2 George Street, Thornton, Bradford, BD13 3JG

Auction Guide £83,000

- TWO BEDROOM CORNER TERRACE
- BUYERS FEES APPLY
- SUBJECT TO RESERVE PRICE
- UPVC DOUBLE GLAZING
- SET OVER THREE FLOORS
- FOR SALE BY AUCTION - T'S AND C'S APPLY
- 10% DEPOSIT PAYABLE
- GAS CENTRAL HEATING
- GARDEN TO THE FRONT & SIDE
- OPEN PLAN LOUNGE & KITCHEN

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**** TWO BEDROOM CORNER TERRACE ** SET ACROSS THREE FLOORS ** FOR SALE BY MODERN METHOD OF AUCTION ** CLOSE TO LOCAL AMENITIES ** GOOD-SIZED GARDEN ****

This two bedroom terrace property in Thornton enjoys gas central heating, UPVC double glazing and has village amenities within a minutes walk! To the ground floor is an open-plan lounge & kitchen and to the first floor is the master bedroom and the bathroom. To the second floor is a landing area and access to the second bedroom. Gardens to the front and side. An ideal first time buy or landlord investment. Arrange your viewing now. VIEW, BID & BUY!



Council Tax Band: A



Vestibule

A small entrance vestibule with a door to the lounge.

Lounge

17'10" x 15'1"

Windows to both the front and side elevations, door to the first floor and being open to the kitchen area.

Kitchen Area

Fitted with base and wall units, laminated working surfaces and splash- back wall tiling. Integrated hob, oven and plumbing for a washing machine. Door to the cellar.

First Floor

Landing area with a storage cupboard, stairs to the first floor and a doors to the bathroom and master bedroom.

Bedroom One

14'11" x 8'1"

Window to the front elevation and ample space for drawers and wardrobes.

Bathroom

A white bathroom suite consisting of a panelled bath with a shower tap attachment, pedestal washbasin, WC and an extractor fan.

Second Floor

A good-sized landing area, currently used as an occasional child's bedroom. Door to bedroom two.

Bedroom Two

9'6" x 8'2"

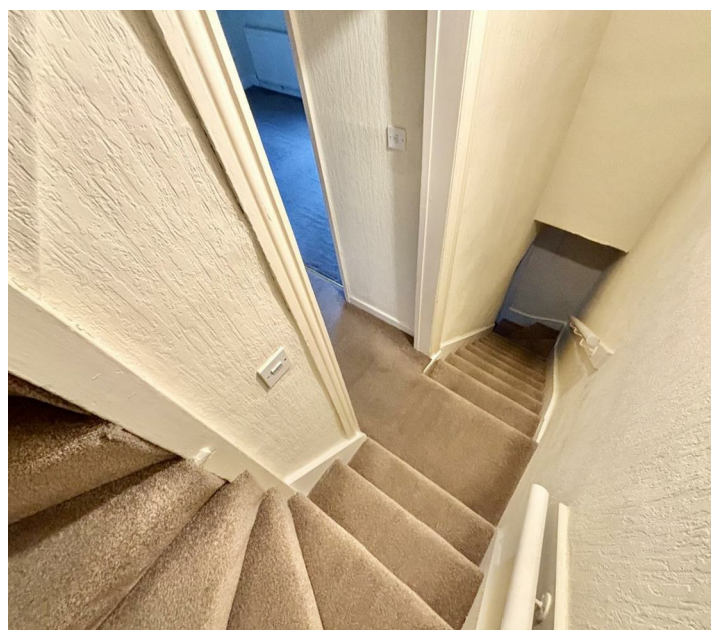
Arched window to the front elevation.

External

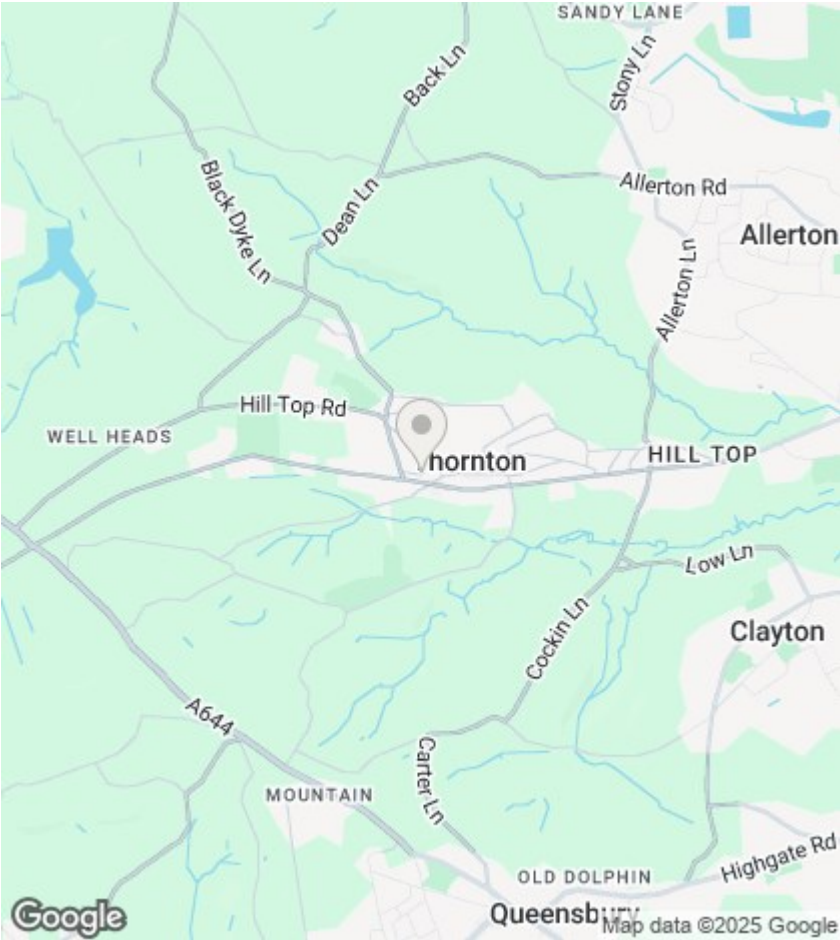
Paved gardens to the front and side elevations.

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.







Directions

Viewings

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

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC