



7 Mary Street, Thornton, Bradford, BD13 3JQ

Auction Guide £81,000

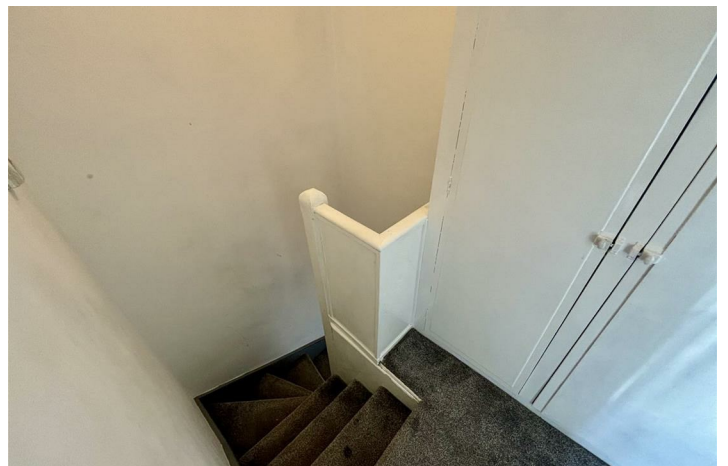
- Two bedroom end Terrace
- The Modern Method of Auction
- Back to Back
- Village location
- Gas Central Heating
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- Modern Kitchen & Bathroom
- UPVC Double glazing

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**** TWO BEDROOM END TERRACE ** MODERN KITCHEN & BATHROOM ** GAS CH & UPVC DG**
**** IDEAL FIRST TIME BUY **** For sale by the Modern Method of Auction is this back to back end terrace in the heart of Thornton village, with schools, bus routes and other village amenities just a minutes walk away. Many improvements made by the current owners in recent years. Early viewing advised.



Council Tax Band: A



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.

Vestibule

Door to the lounge.

Lounge

15'5 x 13'6

Window to the front elevation, stairs off to the first floor, opening to the kitchen and a central heating radiator.

Kitchen

12'5 x 4'10

A modern fitted kitchen in a grey gloss finish with laminated working surfaces and splash-back wall tiling. Black composite sink and drainer, plumbing for a washing machine, window to the front elevation and a black vertical radiator. Integrated electric oven, four ring gas hob and extractor. Door to cellar.

Cellar

A small keeping cellar providing further storage.

First Floor

Landing area with a large fitted cupboard and access to the loft space.

Bedroom One

11'0 x 9'9

Window to the front elevation and a central heating radiator

Bedroom Two

11'0 x 5'4

Window to the side elevation and a central heating radiator.

Bathroom

9'5 x 7'7

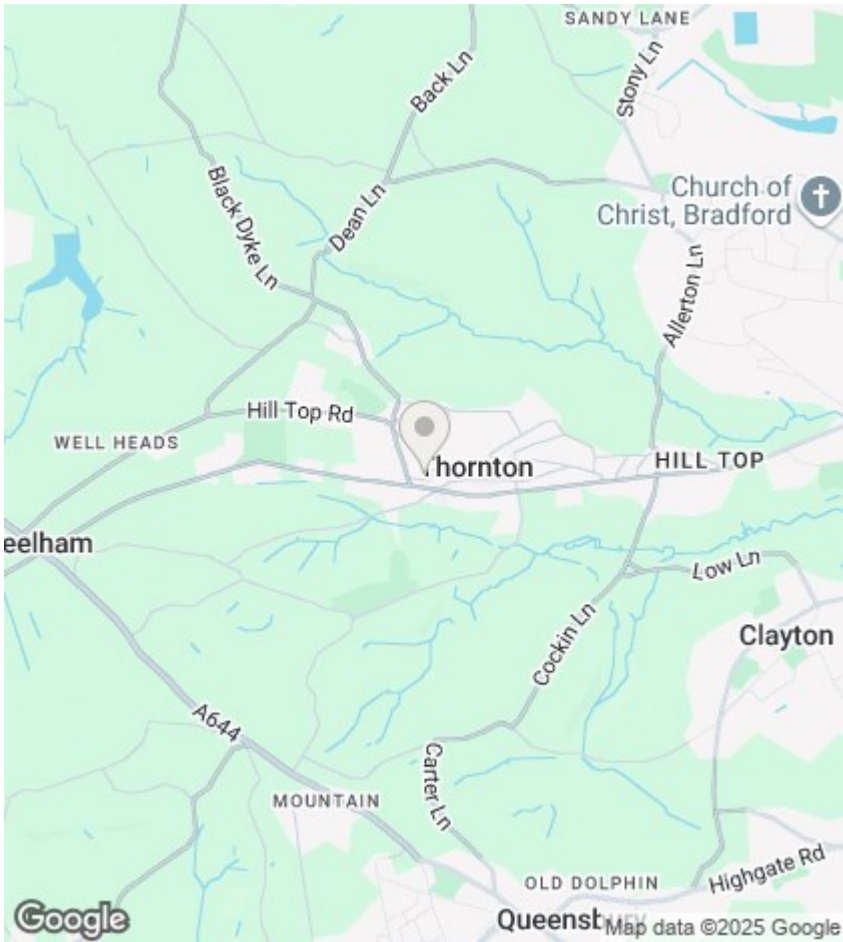
A large family bathroom comprising of a panelled bath with mains powered shower over, pedestal washbasin and WC. Chrome heated towel rail, window to the front elevation and an airing cupboard housing the combi boiler.

External

Paved yard to the front with a stone wall and metal fence boundary.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

