



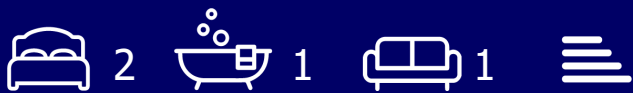
3 School Ridge, Thornton, Bradford, BD13 3RW

Offers In Excess Of £165,000

- GRADE II LISTED TWO BEDROOM THROUGH BY LIGHT MID-TERRACED COTTAGE
- SUBJECT TO RESERVE PRICE & BUYERS FEES APPLY
- ENVIABLE SEMI-RURAL LOCATION WITH PANORAMIC COUNTRYSIDE VIEWS
- MAJORITY RE-PLASTERED & RE-WIRED, NEW DECOR & FLOORING
- NEW KITCHEN & BATHROOM
- FOR SALE BY MODERN AUCTION - T & C's APPLY
- ** CHAIN FREE **
- RECENTLY REFURBISHED THROUGHOUT
- NEW RADIATORS & PLUMBING
- NEW DOORS INTERNAL AND EXTERNAL

3 School Ridge, Bradford BD13 3RW

**** FOR SALE BY MODERN METHOD OF AUCTION ** GRADE II LISTED COTTAGE ** RECENTLY REFURBISHED ** TWO BEDROOMS ** NO CHAIN **** Situated just off Upper Heights Lane in Thornton, with an ENVIABLE SEMI-RURAL position, this stunning property enjoys PANORAMIC VIEWS across the valley and has recently undergone a full program of modernisation. With the convenience of Thornton Village only 1 mile away where TRANSPORT LINKS, an ARRAY OF LOCAL AMENITIES and a NUMBER OF LOCAL PUBS, BARS & RESTAURANTS can be found. Briefly comprising of: Entrance Hall with a new composite door and Herringbone LVT flooring that runs throughout the ground floor, Lounge with new sash windows, media wall and an open plan Kitchen area with integrated appliances and granite work surfaces. To the first floor is the master Bedroom, a single Bedroom, new Bathroom with sash window and a landing area with storage space. Cottage garden to the front and open views across farmland. The perfect country cottage, arrange your viewing now.



Council Tax Band: B



MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hallway

Composite entrance door, Herringbone LVT flooring, stairs off to the first floor and a door to the lounge. Central heating radiator.

Living Space

17'7 x 16'2

A generously proportioned living room with open plan kitchen. The living area enjoys new sash windows to the front elevation with exposed stonework and a window seat, Media wall with TV point and a modern electric fire, LVT Herringbone flooring, exposed beams and a central heating radiator. The impressive kitchen area boasts luxury granite working surfaces and an array of integrated appliances including a fridge-freezer, dishwasher, electric oven, halogen hob, extractor and a microwave. Inset sink with mixer tap, plumbing for a washing machine and a sash window to the rear elevation. A door leads to a small cellar space providing further storage space.

Basement Cellar

A basement cellar ideal for further storage.

Landing

With large built in storage cupboards and access to the bedrooms and bathroom.

Bedroom One

11'8 x 10'3

Central heating radiator and double glazed windows to front elevation providing far reaching views.

Bedroom Two

11'1 max x 7'1

A single bedroom with a central heating radiator, double glazed window to the front elevation and a loft hatch with pull down ladder.

Bathroom

A modern white three piece bathroom suite comprising of a panelled bath with a mains powered shower over and glass screen, WC and a washbasin with mixer tap and storage below. Frosted sash window to the rear elevation, chrome heated towel rail, shaver point and an extractor.

External

The property has an enclosed garden to front, mainly laid to lawn with flowerbed borders, bin storage space and delightful open views.

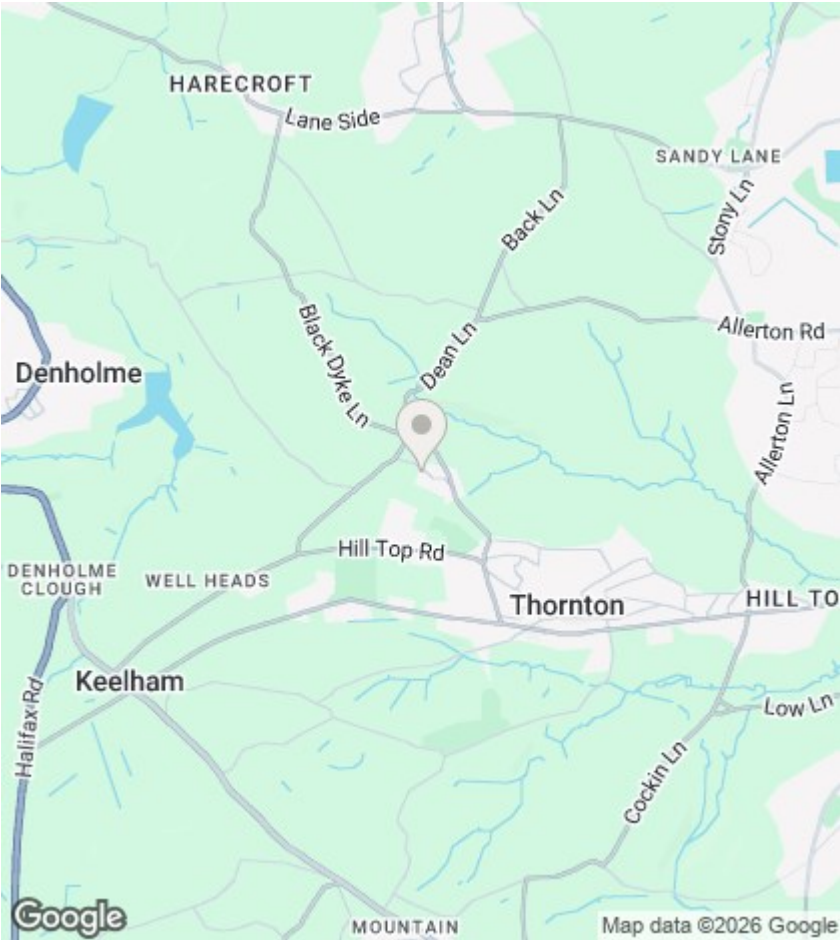
Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Performance Certificate not applicable.







Directions

Viewings

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

EPC Rating:

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 |