



## 2 Thornsgill Avenue, Dudley Hill, Bradford, BD4 9JS

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £115,000 + RESERVATION FEE

Semi Detached in need of overall updating and modernisation. However, we feel this is compensated by the sensible asking price. Ideal buy for buyers looking to buy and add value.

The accommodation comprises: Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom.

**Starting Bid £115,000**

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### HALLWAY

**LOUNGE 11'4" x 11'3" max (3.45m x 3.43m max)**

**DINING KITCHEN 15'7" x 8'1" (4.75m x 2.46m)**

**BEDROOM 1 10'4" x 9'1" (3.15m x 2.77m)**

**BEDROOM 2 10'2" x 9'8" (3.1m x 2.95m)**

**BEDROOM 3 6'4" x 6'1" (1.93m x 1.85m)**

### BATHROOM/W.C

**EXTERIOR** Garden to front. Driveway and GARAGE. Garden to rear.

**TENURE** Freehold

**COUNCIL TAX BAND** B - Bradford

**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 will pay £300 inc VAT for this pack.

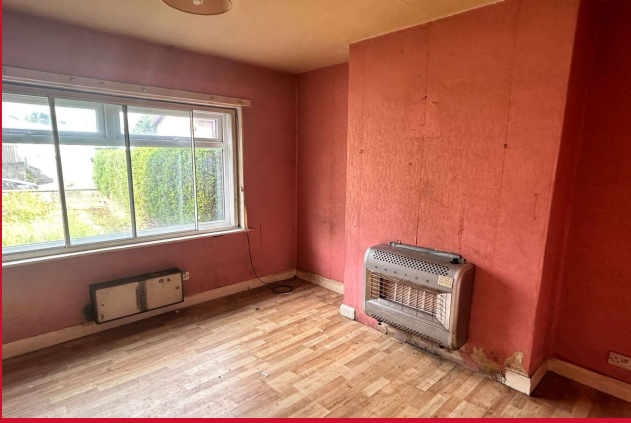
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

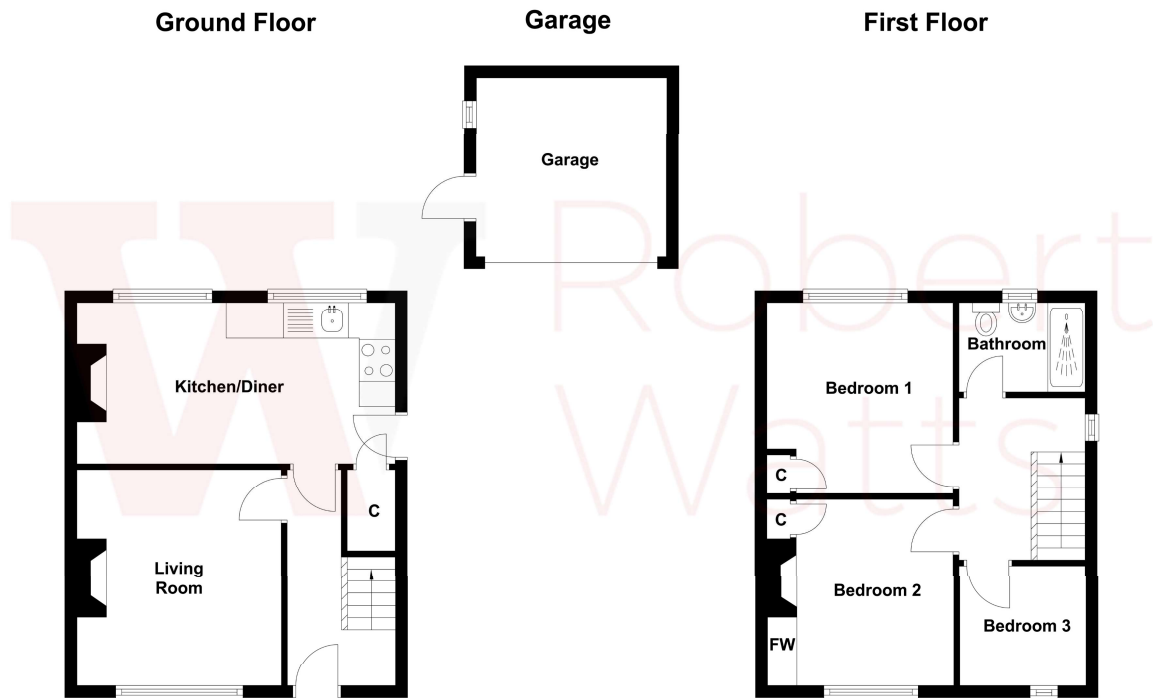
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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