



Thorneycroft, 918 Bradford Road, Birstall, West Yorkshire, WF17 9PH

FOR SALE BY MODERN METHOD OF AUCTION - CASH BUYERS ONLY: STARTING BID £300,000+ RESERVATION FEE.

Exciting and rare to the market is this stone built Victorian Detached Residence that dates back to 1878. Known locally as St Joseph's Convent, the building was used as a place of worship by the nuns of the Sisters of Charity of St Paul the Apostle. Now vacant the property has come to market for the first time.

The charming property could make a super large family home and also has the potential to convert into flats, offices or perhaps a surgery for dentist/physiotherapist. (subject to planning permission and consents).

Starting Bid £300,000

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ENTRANCE PORCH

HALLWAY

LIVING ROOM 18' (5.49) x 15'10" (4.83) Max into bay window

SITITNG ROOM 17'11" x 16' Max (5.46m x 4.88m Max)

REAR PORCH Leading to

REAR ENTRANCE LOBBY

DOWNSTAIRS SHOWER ROOM/WC

KITCHEN DINER 16'10" x 14' (5.13m x 4.27m)

Overall room that has been partitioned to create a dining area.

LANDING Full height picture window

DOUBLE BEDROOM 18' x 16' Max (5.49m x 4.88m Max)

BEDROOM 2 15' x 8' (4.57m x 2.44m)

BEDROOM 3 14'11" x 8' (4.55m x 2.44m)

BEDROOM 4 11' x 9' (3.35m x 2.74m)

Sink

BEDROOM 5 11' x 7' (3.35m x 2.13m)

Sink

BATHROOM 7' x 7' (2.13m x 2.13m)

OUTSIDE Occupies a good overall plot position, set back from the main road. Formal lawned garden to the front. Driveway with ample parking. At the back, is a further courtyard with double garage and workshop.

DOUBLE GARAGE The garages offer further potential for possible conversion or adaption to form annex or living accommodation (subject to the relevant planning consents).

Garage 1: 19. x 17. approx.

Garage 2: 21' x 17' approx.

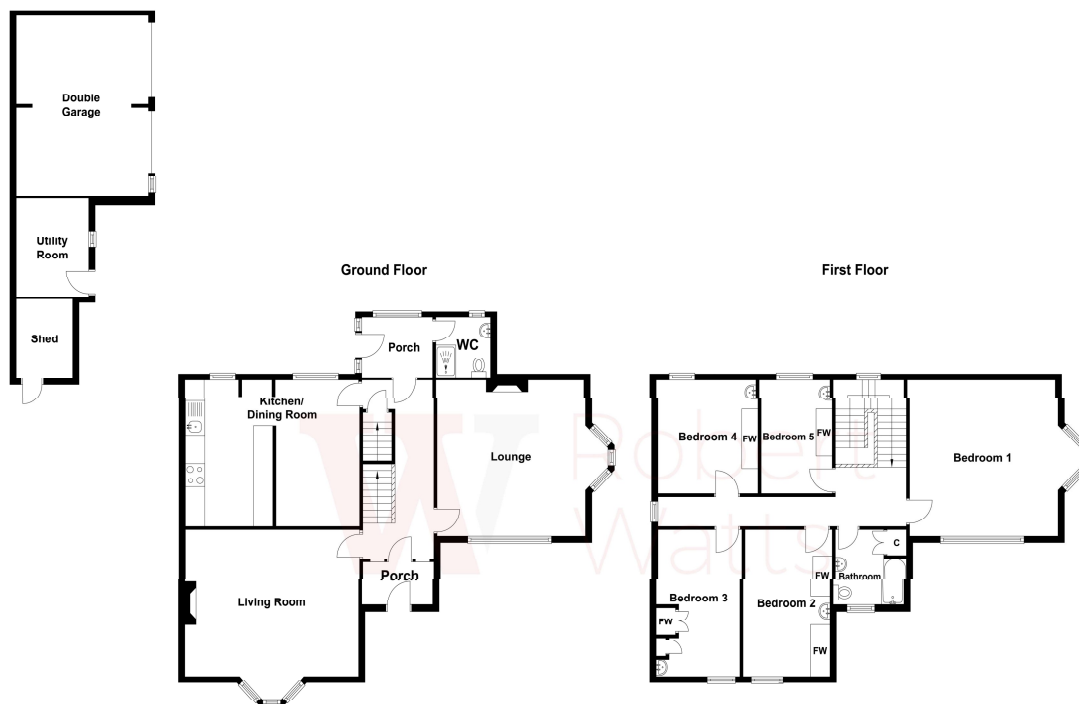
TENURE Freehold

ASSESSMENTS The property is Council Tax Band E with Kirklees Council.

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 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.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		