



3 Thornhill Avenue, Shipley, BD18 1AU

For sale by Modern Method of Auction Starting Bid Price £120,000 plus Reservation Fee.

Popular style of semi detached currently providing THREE BEDROOM accommodation. In need of some updating / improvements we feel this property will appeal to a variety of buyers including first time and buy to let. Contact Robert Watts to arrange YOUR VIEWING today.

Starting Bid £120,000

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 RWEstateAgents  @robertwatts_

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AUCTION TERMS 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.

COUNCIL TAX Bradford
Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'2" (4.32) max x 12'3" (3.73) max

KITCHEN 15'5" x 10' (4.7m x 3.05m)

Selection of wall and base units, worktops, sink unit plumbed for washing machine

LANDING Access to loft space

BEDROOM 1 11'8" x 9'5" (3.56m x 2.87m)

BEDROOM 2 10'4" x 9'7" (3.15m x 2.92m)

BEDROOM 3 6'7" x 5'6" (2m x 1.68m)

BATHROOM Three piece shell style suite - over bath shower and screen

OUTSIDE Drive, pleasant gardens front and rear

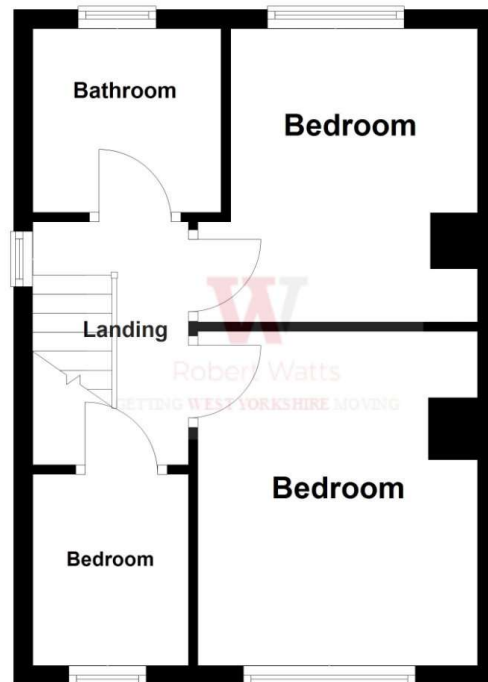
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		