



25 North Street, Thackley, Bradford, BD10 0RP

For sale by Modern Method of Auction Starting Bid Price £250,000 plus Reservation Fee.

NO CHAIN – Well-proportioned **END TOWN HOUSE** occupying an enviable **LARGER THAN AVERAGE PLOT**. Forming part of this understandably sought after part of Thackley, off Park Road. This three bedroom example offers unparalleled parking for this locality and is further enhanced by a **LARGE UNDERHOUSE DOUBLE GARAGE** and storage rooms which offers a myriad of possibilities. A detailed inspection is essential to fully appreciate both the plot and accommodation on offer here. Contact Robert Watts to arrange **YOUR VIEWING** today.

Starting Bid £250,000

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25 North Street, Thackley, Bradford, BD10 0RP

COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Understairs store

LOUNGE 16'9" x 17'4" (5.1m x 5.28m)

SNUG/OFFICE 10'2" x 8' (3.1m x 2.44m)

Former kitchen

KITCHEN 14'6" x 9'9" (4.42m x 2.97m)

Selection of wall and base units, worktops with built in double oven, separate gas hob, integrated automatic washer

FIRST FLOOR LANDING Access to loft and small balcony

BEDROOM ONE 11'2" (3.4) x 10'4" (3.15) bot max excluding robes

Built in wardrobes

BEDROOM TWO 14'1" (4.3) x 8'4" (2.54) plus robes

Built in wardrobes

BEDROOM THREE 10'5" x 6'1" (3.18m x 1.85m)

SHOWER ROOM 12' x 9'6" (3.66m x 2.9m)

Good size shower room with walk in shower, w.c and vanity wash basin

OUTSIDE Small mature garden to rear, ample drive for off road parking and large under house double garage and storage rooms, mature garden / additional parking to side

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.

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		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		