

HUNTERS[®]

HERE TO GET *you* THERE



Sunny Bank Lane

Thornbury, Bradford, BD3 7DG

Guide Price £168,000



Council Tax: D



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Guide Price £168,000



- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Priced to Sell
- TWO spacious double bedrooms
- Extensive plot both front and rear
- Potential to extend subject to planning permission
- Blank canvas for personalisation

For Sale by Modern Auction – T & C's apply

Welcome to this charming DETACHED Chalet, located in a secluded spot, away from through traffic, yet ideally situated for Leeds/Bradford and public transport links. With the New Pudsey Train station nearby, commuting is a breeze. The property is CHAIN FREE and the perfect BLANK CANVAS for those looking to put their own stamp on their new home. Investors and first-time buyers alike will fall in love with the potential this property holds.

Upon entering, you are greeted by a generous reception room, which would benefit from a touch of redecoration. It boasts a large LIVING ROOM with a capped gas fire and a big, bright bay window that overlooks a lovely mature garden. Double doors lead onto the DINING AREA, which features an electric fireplace and patio doors that open onto the rear of the property. This dining room also could easily be partitioned from the main living room, to create a DOWNSTAIRS BEDROOM if required. With the current open-plan layout, the possibilities are endless.

The property offers TWO spacious double bedrooms upstairs. The main bedroom is LARGER than most would expect, with built-in wardrobes and plenty of potential. The other double room also benefits from fitted storage and a delightful rear garden view.

The KITCHEN, though functional and bright, could be transformed with some updating. It a decent size and features plenty of storage space, just waiting for the right person to put their stamp on it and even knock through into OPEN-PLAN design. The BATHROOM, featuring a practical combi shower/bath and fitted storage, is functional and a separate W/C offers additional convenience.

Unique features of this property include a sizeable private DRIVE, a deceptively LARGE GARDEN plot and offers the potential for extension subject to planning permission. It's the IDEAL opportunity to create your dream home or a promising investment.

AUCTIONEER 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.

This charming CHAIN FREE DETACHED CHALET, located in a secluded yet convenient spot near New Pudsey Train Station, offers a generous layout and a BLANK CANVAS for modernisation, featuring LARGE GARDEN, private drive, and opportunities for extension, making it an ideal investment for first-time buyers or investors.

Tel: 0113 257 6198

HALLWAY

KITCHEN

7'6" x 11'5" (2.30 x 3.49m)

LIVING ROOM

10'7" x 16'11" (3.25 x 5.18m)

DINING ROOM / BEDROOM THREE

10'2" x 11'7" (3.11 x 3.54m)

W/C

2'5" x 5'4" (0.75 x 1.63m)

BATHROOM

5'0" x 7'11" (1.53 x 2.43m)

LANDING

BEDROOM ONE

13'5" x 16'5" (4.09m x 5.02m)

BEDROOM TWO

13'5" x 9'5" (4.09 x 2.89m)



Road Map



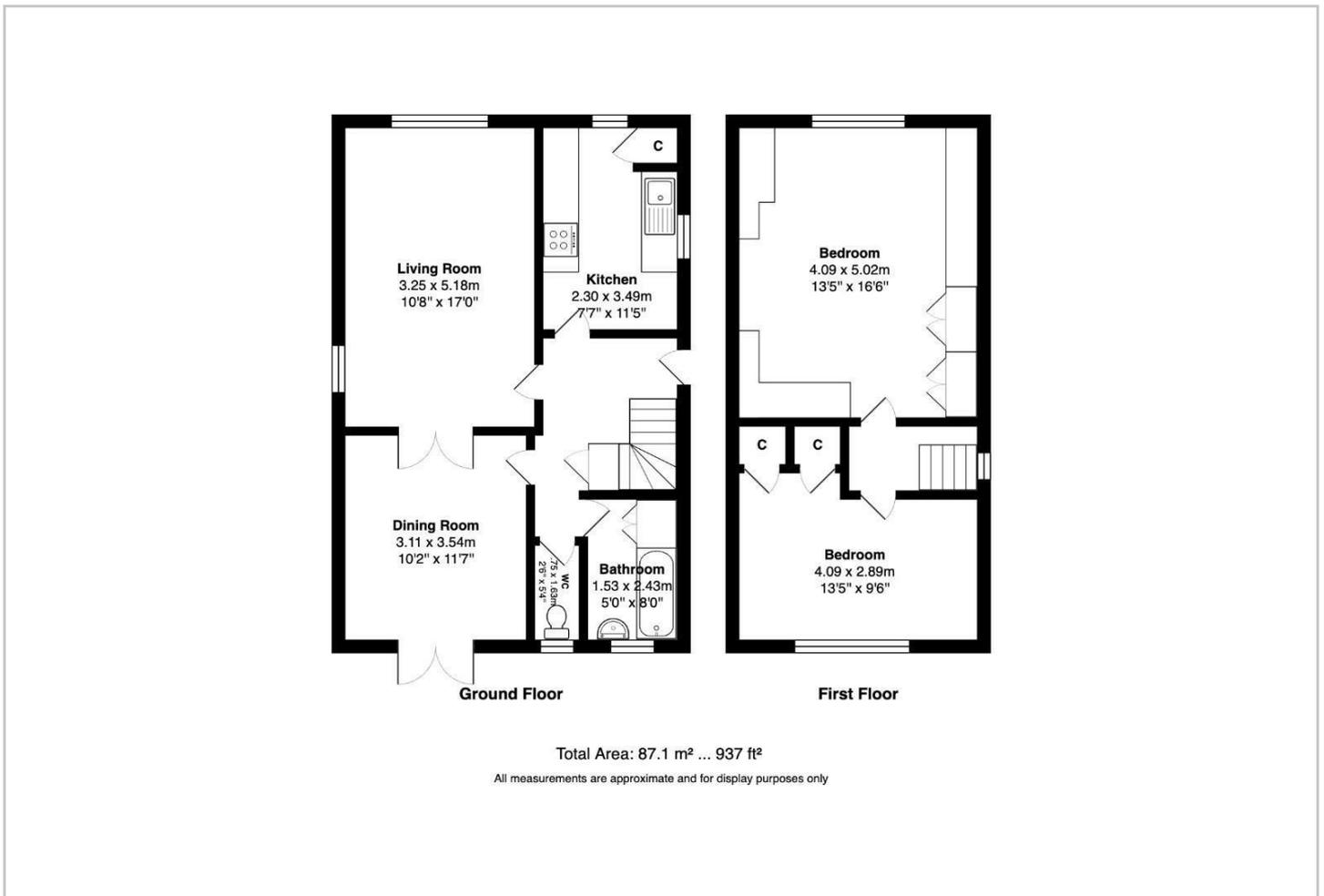
Hybrid Map



Terrain Map



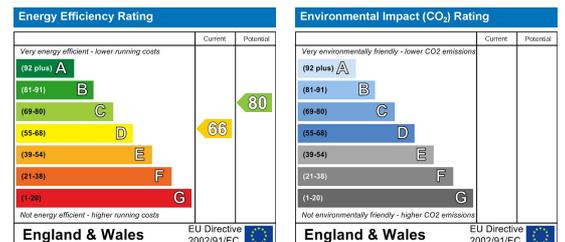
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.