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**9 Albert Street**

- TWO BEDROOM MID TERRACE
- GARDEN FRONT & REAR
- POPULAR LOCATION
- GAS CENTRAL HEATING

**Starting Bid £100,000**  
EPC Rating '32'







## Property Description

**\*\* TWO BEDROOM THROUGH TERRACE \*\***  
**THORNTON VILLAGE \*\* SOME UPDATING REQUIRED**  
**\*\* SURPRISINGLY SPACIOUS \*\* GAS CENTRAL**  
**HEATING INSTALLED 2020 \*\* UPVC DG \*\* ALARM**  
**SYSTEM \*\* REAR GARDEN & FRONT PATIO \*\*** For sale by the modern method of auction is this attractive property that will likely appeal to investors and first time buyers. Terms & Conditions apply. Briefly comprising of: Entrance Vestibule, Lounge, Dining-Kitchen, Two Bedrooms & Bathroom. Gardens front and rear. Located in the heart of Thornton Village with amenities, schools and transport links within walking distance.

**ENTRANCE HALL**  
The front entrance door leads into a small vestibule with stairs to the first floor, a central heating radiator and the alarm control panel.



#### LOUNGE

14' 8" x 12' 7" (4.47m x 3.84m) A well proportioned reception room with a high ceiling and a window to the front elevation. Fitted living flame gas fire with a marble inlay and pine surround.

#### LOBBY

A small lobby area between the kitchen and the lounge with coat hooks and stairs to the cellar.

#### KITCHEN/DINER

15' 7" x 10' 8" (4.75m x 3.25m) Fitted with a range of base and wall units and laminated working surfaces. Integrated double electric oven, gas hob, extractor and plumbing for a washing machine. Tiled floor, central heating radiator and a window to the rear elevation. The rear door leads to a porch.

#### PORCH

Rear porch with UPVC door and windows and access to the footpath and garden.

#### CELLAR

A small cellar area with a door to the old coal store.

#### FIRST FLOOR

Split-level landing area and access to the loft space.

#### BEDROOM ONE

14' 10" x 12' 8" (4.52m x 3.86m) Original wrought iron fireplace, window to the front elevation and a useful storage cupboard. Central heating radiator.

#### BEDROOM TWO

10' 8" x 10' 8" (3.25m x 3.25m) Window to the rear elevation, tiled fireplace and fitted cupboards, one housing the central heating boiler. Central heating radiator.

#### BATHROOM

A fully tiled bathroom comprising of a shower cubicle with glass sliding door and a thermostatic shower, pedestal washbasin and a push-button WC. Window to the rear elevation and a central heating radiator.

#### EXTERNAL

To the front of the property is a paved patio area with a wrought iron fence, gate and distant views down the street, along with on-road parking. At the rear is a shared pathway and a gate to an enclosed garden area offering further potential.







#### AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything

you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral

arrangement and payment prior to any services being taken by you.

## PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

