



2 Aire Street, Thackley, Bradford, BD10 8LA
By Auction £140,000

FOR SALE BY METHOD OF AUCTION OPENING BID £140,000* FANTASTIC FAMILY HOME*REQUIRES COSMETIC IMPROVEMENT*4 DOUBLE BEDROOMS*SET OVER 4 FLOORS*

For sale by modern method of auction via Advanced Property Auction

Starting bid: £140,000.

Located in the heart of Thackley is this spacious FOUR DOUBLE BEDROOM family home. Set over four floors the property offers the opportunity to create a wonderful residence.

A generously sized end of terrace character property which is well positioned in the popular location of Thackley providing convenient access to the transport links to Bradford, Leeds and Shipley, and Apperley Bridge Train Station. Thackley itself is well served by local shops, restaurants and well regarded schools. Available with immediate vacant possession, the property boasts original features, large cellar area, kitchen, two reception rooms, four double bedrooms, one en-suite and a paved garden to the rear. Viewing is essential to appreciate the scale of the property and potential it has to offer.

EPC RATING - C

COUNCIL TAX BAND - B

LOWER GROUND FLOOR

KITCHEN



With underfloor heating and access to the rear yard. Modern fitted wall and base units with contrasting work surface to three sides and integrated stainless steel sink and mixer tap. Electric double oven with ceramic hob and extractor over. Breakfast bar seating area. Tiled flooring. Plumbing for both washing machine and dishwasher. Double glazed window and central heating radiator.

CELLAR

Useful cellar storage space.

GROUND FLOOR

ENTRANCE HALL

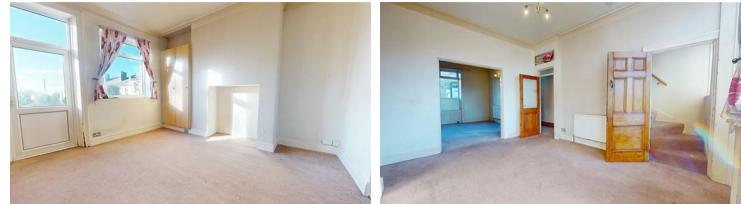
Pleasant entrance space.

LOUNGE



To the front elevation. High ceiling with original cornice. Double glazed window and central heating radiator. Open to....

DINING ROOM



To the rear elevation again with high ceiling and original cornice. Double glazed window and central heating radiator. Built in storage cupboard. Access to rear yard.

FIRST FLOOR

LANDING

Built in storage cupboard.

BEDROOM



Double bedroom to the front elevation. Feature original fire place and cornice. Double glazed window and central heating radiator.

BEDROOM



Double bedroom to the rear elevation and with far reaching views. Built in storage cupboard. Double glazed window and central heating radiator.

BATHROOM



Three piece bathroom suite in white. Separate shower cubicle with thermostatic controlled shower. Heated towel rail and vinyl flooring. Double glazed window.

SECOND FLOOR

LANDING

BEDROOM



Good size double bedroom to the front elevation. Fabulous original fireplace, double glazed window and central heating radiator.

ENSUITE



Jacuzzi bath and low flush w.c with hand wash basin. Vinyl flooring and double glazed window.

BEDROOM

13'8" x 12'7" (4.17 x 3.84)



Another good size double bedroom to the rear elevation with far reaching views. Original fire place and beams. Double glazed window and central heating radiator.

EXTERNAL



To the rear there is an enclosed paved garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	