



**By Auction £155,000**

\*BY AUCTION\* \*EXTENDED WITH POTENTIAL TO FURTHER EXTEND\* \*TWO RECEPTION ROOMS\* \*QUIET CUL-DE-SAC\* \*FAMILY HOME\* \*GARDENS\* \*DRIVEWAY PARKING\* \*GARAGE\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\*

For sale by modern method of auction via Advanced Property Auction  
Starting bid: £155,000

Nestled in the tranquil Thirlmere Gardens, Bradford, this charming EXTENDED semi-detached house presents an excellent opportunity for families seeking a peaceful abode. The property boasts three well-proportioned bedrooms, providing ample space for family living. The two inviting reception rooms offer versatility, perfect for entertaining guests or enjoying cosy family evenings. The house features a well-appointed bathroom, ensuring convenience for all residents. Outside, you will find delightful gardens that enhance the property's appeal, along with a garage and driveway parking making it ideal for families with multiple cars. The discerning viewer will note the potential to further extend this property at the side and rear by building on top of the existing extension & garage (subject to consents). Situated in a quiet cul-de-sac, this home offers a serene environment, away from the hustle and bustle of city life, while still being conveniently located for local amenities. The surrounding area is perfect for families, providing a safe and friendly neighbourhood.

This property is a wonderful blend of comfort and practicality, making it an ideal choice for those looking to settle in a family-friendly location. Don't miss the chance to make this lovely house your new home.

Reservation fee of 3.5% + VAT (Subject to minimum of £5000 + VAT) applies.

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## Thirlmere Gardens, BD2

Approximate Gross Internal Area = 110.6 sq m / 1190 sq ft  
(Including Garage)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

**PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.**

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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