



14 Moorcroft Drive, Bradford, BD4 6NJ

FAST TRACK SALE, QUICKER COMPLETION: End Through Terrace with 2 bedrooms. Sensibly priced to encourage an early sale. The house would make an ideal purchase for either owner occupier or for buy to let. Has been successfully rented for over 15 years. Now vacant and available with immediate possession.

Asking Price £95,000

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FAST TRACK LEGAL PACK This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360.00 including VAT, on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

LOUNGE 14'1" (4.3) x 12'8" (3.86) into chimney breast

Attractive feature fireplace with fire.

KITCHEN 11'7" x 6'7" (3.53m x 2m)

Range of kitchen units along with fitted oven.

LANDING

BEDROOM 1 12'1" (3.68) x 6' (1.83) + wardrobes

Fitted wardrobes

BEDROOM 2 9'3" x 8'5" (2.82m x 2.57m)

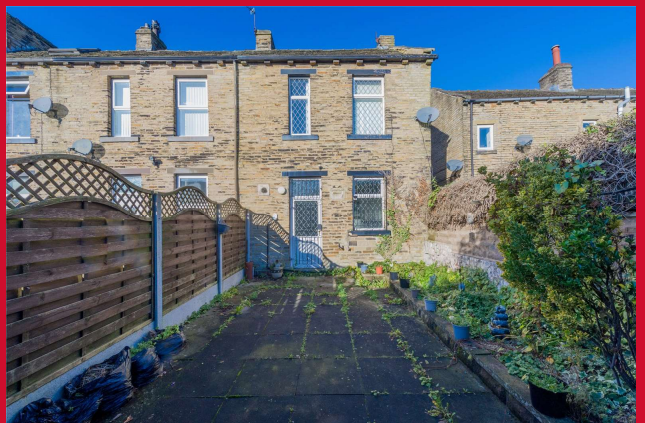
BATHROOM/W.C. White bathroom suite with separate shower cubicle.

OUTSIDE Pleasant low maintenance garden.

TENURE Freehold

COUNCIL TAX BAND A - Bradford

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.





GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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