



5 South View Drive, East Bierley, Bradford, West Yorkshire, BD4 6PT

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for more information.

Well presented EXTENDED SEMI DETACHED that occupies a CUL DE SAC position and situated in this sought after village location. The property has the benefit of a REAR KITCHEN EXTENSION, so offers a good sized foot print. With 3 BEDROOMS + LOFT ROOM. The house is available with VACANT POSSESSION.

Asking Price £270,000

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SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes • Evidence of title • Standard searches (regulated local authority, water & drainage & environmental) • Protocol forms and answers to standard conveyancing enquiries The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

ENTRANCE HALL

LOUNGE 15' x 14' max (4.57m x 4.27m max)

Feature fireplace with gas fire.

DINING ROOM/SITTING ROOM 10'11" (3.33) x 8' (2.44) approx.

KITCHEN 16' (4.88) x 8'10" (2.7) open to the Sitting Room.

Extended Kitchen with a range of base and wall units, worktops and sink unit. Built in range cooker. Bi-Folding doors leading to the garden.

SIDE UTILITY ROOM

LANDING

BEDROOM 1 11' x 10'10" max (3.35m x 3.3m max)

BEDROOM 2 10' x 7' (3.05m x 2.13m)

BEDROOM 3 7' x 6' (2.13m x 1.83m)

BATHROOM/W.C. White Bathroom suite with corner shower cubicle. Tiled walls and flooring. Heated towel rail.

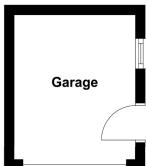
LOFT ROOM Ideal Home Office, not to be used as a bedroom. Central staircase.

OUTSIDE Cul-de-sac position. Garden to the front with driveway and GARAGE. Pleasant garden to the rear.

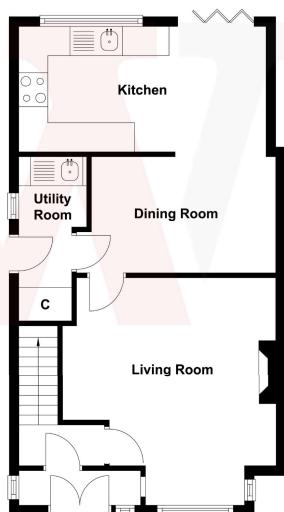
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

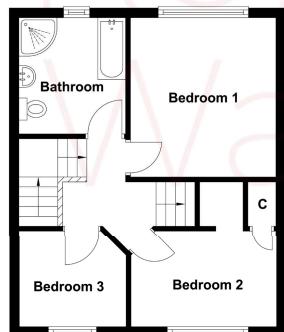




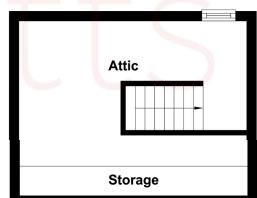
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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