



108 Denbrook Avenue, Bradford, West Yorkshire, BD4 0QN

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

Well appointed Semi Detached that is need of updating in keeping with today's modern standards, but is priced sensibly to reflect this. Situated in this ever popular location and provides 3 Bedrooms. Available with immediate possession.

The accommodation comprises: Hall, Lounge/Diner, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £155,000

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arla | propertymark naea | propertymark

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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/DINER 21' (6.4) x 11' (3.35) narrowing to 9'3" (2.82)

Gas fire with surround.

KITCHEN 10' x 8' (3.05m x 2.44m)

Selection of kitchen units, worktop and sink unit

FIRST FLOOR

BEDROOM 1 11'7" x 11'5" (3.53m x 3.48m)

BEDROOM 2 10'5" x 9'5" (3.18m x 2.87m)

Pleasant view

BEDROOM 3 8'4" x 7'4" (2.54m x 2.24m)

Pleasant view

BATHROOM/WC 3 piece white bathroom suite. Shower over bath

GARDEN Front and rear

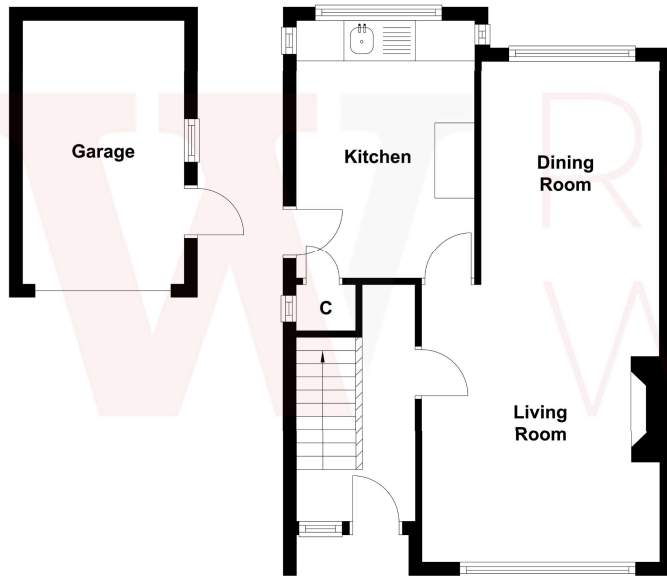
DRIVEWAY To the side

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.

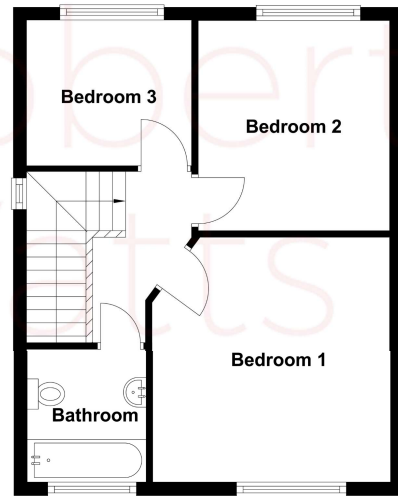
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		