



109 Cutler Heights Lane, Bradford, BD4 9LE

FAST TRACK, QUICKER COMPLETION. Ask for more information:

Well presented Cottage that would make an ideal purchase for either owner occupier and or for buy to let landlord. The house provides 2 Bedrooms has been successfully rented for over 15 years and any new buyer can move in with minimum expense. Now available with immediate possession.

The accommodation comprises: Open Plan Lounge/Kitchen, 2 Bedrooms & Bathroom.

Asking Price £78,000

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FAST TRACK SALE 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 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.

OPEN PLAN LIVING ROOM/KITCHEN 15'1" x 14'9" (4.6m x 4.5m)

Good sized open plan Living Room/Kitchen, with range kitchen units, with built in oven and hob. Access to cellar area.

LANDING

BEDROOM 1 10'4" x 7'4" (3.15m x 2.24m)

BEDROOM 2 11'7" x 7'4" Max (3.53m x 2.24m Max)

SHOWER ROOM/WC White suite with corner shower cubicle. Vanity sink. Tiled walls and flooring.

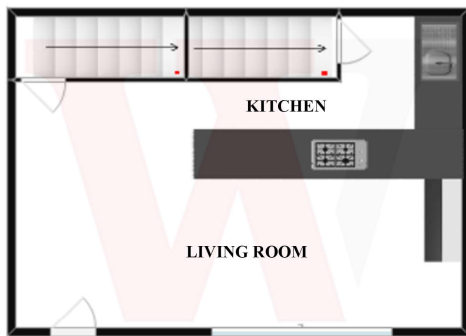
OUTSIDE Block paved garden

COUNCIL TAX Band A

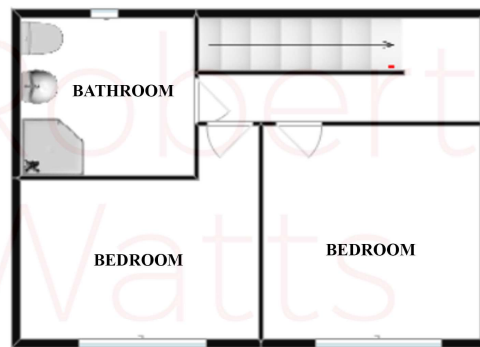
TENURE Freehold

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		80
(55-68) D	60	
(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	