



1 Boy Lane, Bierley, Bradford, BD4 6DL




GUIDE PRICE £210,000 - £215,000:

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

NO CHAIN: Chalet Style Semi Detached, providing 2 Bedrooms. Situated in this ever popular location, within minutes to M606/M62. Occupying a pleasant plot, gardens, parking and garage.

The accommodation comprises: Hallway, Lounge, Dining Room, Sitting Room, Kitchen, Downstairs W.C., 2 Bedrooms & Bathroom.

Guide Price £210,000

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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

ENTRANCE HALL Hallway

DOWNSTAIRS W/C Downstairs w/c

LOUNGE 15'4" x 12'2" max (4.67m x 3.7m max)

DINING ROOM 10' x 7'9" (3.05m x 2.36m)

SITTING ROOM 10'6" x 8'4" (3.2m x 2.54m)

KITCHEN 18'2" x 7'7" (5.54m x 2.3m)

Extended kitchen with a range of wall and base units, worktops and sink unit.

BEDROOM 1 13'5" x 10'6" (4.1m x 3.2m)

BEDROOM 2 12'5" x 9'4" (3.78m x 2.84m)

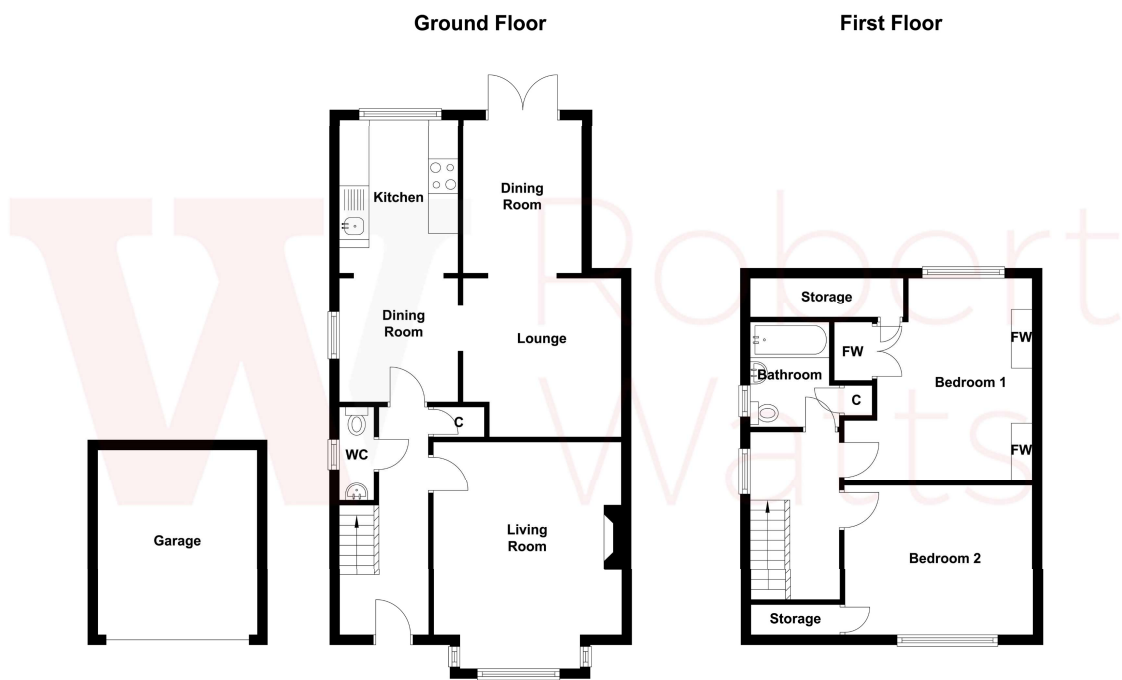
BATHROOM Three piece bathroom suite

OUTSIDE Garden to front with driveway providing parking leading to GARAGE. Pleasant garden to the rear.

AML 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		