



28 Bierley Hall Grove, Bierley, Bradford, BD4 6DH

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

Dormer Style Semi Detached that occupies a cul de sac position, within this ever popular location. The house is in need of updating in keeping with today's modern standards, but we feel is sensibly priced to allow for this and to add future value. Currently provides 2 Bedrooms + Box Room. Outside, parking, garage and pleasant gardens. Available with immediate possession.

Asking Price £170,000

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SWIFT MOVE LEGAL PACK This property benefits from a Swift Move 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 sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

ENTRANCE HALL Hallway

LOUNGE 14'6" x 11'9" Max (4.42m x 3.58m Max)

DINING ROOM 12'9" x 11' (3.89m x 3.35m)

Patio doors to garden

KITCHEN 9'5" x 7'8" (2.87m x 2.34m)

Modern kitchen with wall and base units, worktops and sink unit

BEDROOM 1 12'1" x 12'5" (3.68m x 3.78m)

BEDROOM 2 11'4" x 10'1" (3.45m x 3.07m)

BEDROOM 3 6'8" x 3' (2.03m x 0.91m)

Sloping ceiling

BATHROOM Three piece bathroom suite

EXTERIOR Cul de sac position, with small garden at the front. Driveway and garage to side. Lovely garden at the back

COUNCIL TAX Bradford Council

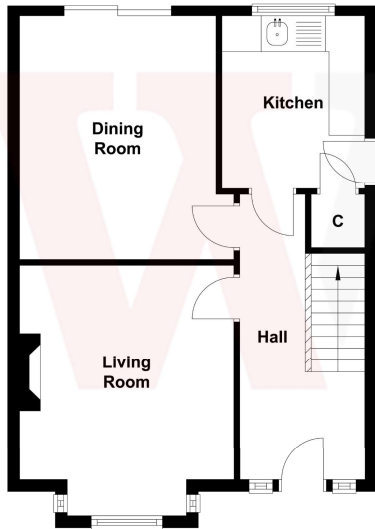
Band C

TENURE Freehold

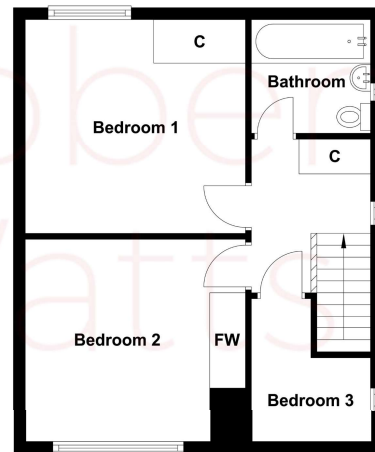
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		85
(69-80) C		
(55-68) D	56	
(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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