






26 Dawson Lane, Bierley, Bradford, BD4 6HN

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

Semi Detached which we feel would make an ideal buy for first time buyers/owner occupier. Available with vacant possession and provides 3 bedrooms. The house is sensibly priced to allow for updating and to add value. To the outside, gardens, parking and garage.

The accommodation comprises: Porch, Hall, Lounge, Dining Room, Ground Floor WC/Shower Room, 3 Bedrooms & Bathroom.

Asking Price £140,000

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 RWEstateAgents  @robertwatts_

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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.

FRONT PORCH

HALLWAY

DOWNSTAIRS SHOWER ROOM/WC

LOUNGE 14' x 12'11" (4.27m x 3.94m)

Sliding doors to the dining room

DINING ROOM 11' x 6' (3.35m x 1.83m)

Patio doors to conservatory

CONSERVATORY Upvc

KITCHEN 8'11" x 7' (2.72m x 2.13m)

Range of kitchen cupboards, worktops and sink unit.

LANDING

BEDROOM 1 10'11" x 10' Max (3.33m x 3.05m Max)

Fitted wardrobes and built in cupboard.

BEDROOM 2 8' (2.44) x 9' (2.74) + wardrobes

Fitted wardrobes and built in cupboard.

BEDROOM 3 6'11" (2.1) x 5' (1.52) + Stair head

BATHROOM Coloured bathroom suite.

Separate WC

OUTSIDE Garden at the front, driveway and parking for several cars. Garage. Garden to the rear.

TENURE Freehold

COUNCIL TAX Band A

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

