






7 Langton Avenue, Bierley, Bradford, BD4 6BY

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

Really well presented Semi Detached that forms part of this ever popular development. The house occupies a cul de sac position with great parking. Would make an ideal buy for first time buyers and provides 2 Bedrooms. VIEWING IS ESSENTIAL.

The accommodation comprises: Entrance Hall, WC, Lounge, Kitchen, Conservatory, 2 Bedrooms & Bathroom.

Guide Price £145,000

 01274 689589  birkenshaw@robertwatts.co.uk  robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

 RWEstateAgents  @robertwatts_

arla | propertymark naea | propertymark

7 Langton Avenue, Bierley, Bradford, BD4 6BY

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

DOWNSTAIRS W.C.

LOUNGE 15' x 10'7" (4.57m x 3.23m)

Impressive media wall and fitted storage unit. Useful understairs storage cupboard.

CONSERVATORY 10' (3.05) x 9'5" (2.87) approx.

Fitted blinds to all windows. uPVC French doors leading to the garden.

DINING KITCHEN 13'4" x 8' (4.06m x 2.44m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor fan.

LANDING

BEDROOM 1 11' x 10'6" (3.35m x 3.2m)

BEDROOM 2 11 x 7' (11 x 2.13m)

BATHROOM/W.C. 3 piece bathroom suite with shower over the bath and shower screen.

OUTSIDE Cul de sac position with garden to the front, with ample parking. Pleasant, enclosed garden to rear.

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.





Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(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	

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark