



## 5 Seed Row, Bierley Lane, Bierley, West Yorkshire, BD4 6AP

PERFECT BUY TO LET PROPERTY.

Sensibly priced to encourage a sale is this COMPACT THROUGH BY LIGHT TERRACE. Would make an ideal purchase for BUY TO LET, or for OWNER OCCUPIER. Situated set back off Bierley Lane and close to shops and Asda. Provides 2 BEDROOMS.

The accommodation comprises: Open plan kitchen/living room, 2 bedrooms & bathroom.

**£70,000**

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## **OPEN PLAN LOUNGE/KITCHEN 15'1" x 12'8" (4.6m x 3.86m)**

Range of kitchen base and wall units, worktops and sink unit. Built in oven and hob. Tiled flooring to the kitchen and laminate flooring the lounge area. Access to;

## **CELLAR**

## **LANDING**

## **BEDROOM 1 10' x 9'2" (3.05m x 2.8m)**

## **BEDROOM 2 9'1" x 5'1" (2.77m x 1.55m)**

## **BATHROOM/W.C 7'4" x 6'3" (2.24m x 1.9m)**

3 piece white bathroom suite. Tiled walls. Heated towel rail.

**OUTSIDE** Paved front garden.

**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.

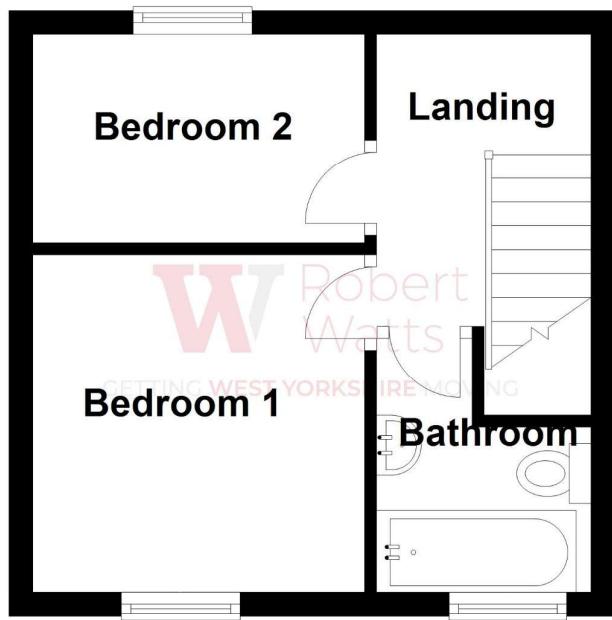
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



## Ground Floor



## First Floor



## 5 Seed Row

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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