

**46 Fallowfield Gardens, Bierley, Bradford, West Yorkshire, BD4 6LH**

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

Available with NO CHAIN is this well presented MODERN TOWN HOUSE, forming part of this popular small development. Provides 2 BEDROOMS, with DRIVEWAY and GARDENS. Would make a lovely home for young families/owner occupier.

The accommodation comprises: Hallway, WC, Lounge, Kitchen, 2 Bedrooms & Bathroom.

**Asking Price £155,000**

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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 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.

## HALLWAY

## DOWNSTAIRS WC

### LOUNGE 14'8" x 9' (4.47m x 2.74m)

Understairs storage cupboard. French doors leading to garden.

### KITCHEN 11' x 7'10" (3.35m x 2.4m)

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

## LANDING

### DOUBLE BEDROOM 1 14'8" x 9' (4.47m x 2.74m)

### DOUBLE BEDROOM 2 14'8" x 8' (4.47m x 2.44m)

## BATHROOM

3 piece bathroom suite

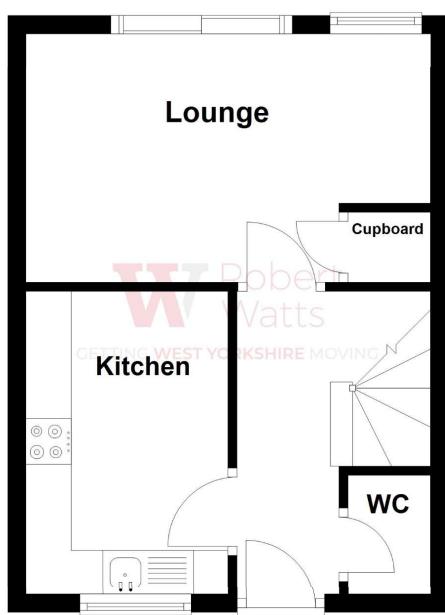
**OUTSIDE** Cul de sac position with driveway and EV charger. Enclosed rear garden.

**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.

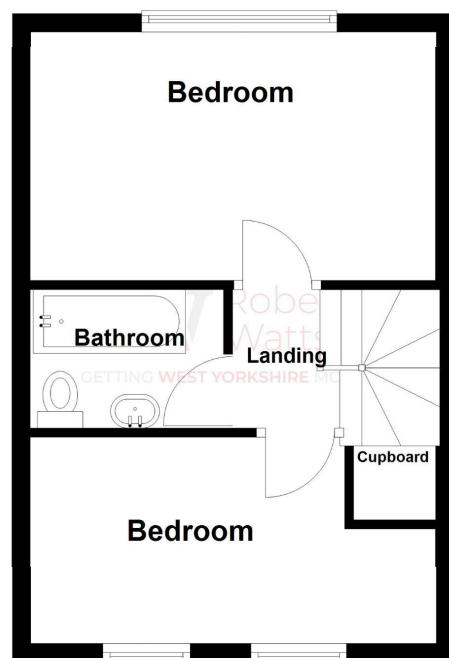
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



## 46 Fallowfield Gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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