



26 Redwood Crescent, Bierley, Bradford, West Yorkshire, BD4 6FN

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

NO CHAIN: Well presented SEMI DETACHED, which we feel is likely to favour first time buyers. Situated on this ever popular development and provides 3 BEDROOMS. Early viewing is strongly recommended.

The accommodation comprises: Hall, Downstairs WC, Lounge, Dining Kitchen, 3 Bedrooms & Bathroom.

Asking Price £180,000

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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.

ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE 15'1" x 11'8" (4.6m x 3.56m)

Useful understairs cupboard.

DINING KITCHEN 15'1" x 7'8" (4.6m x 2.34m)

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 10'1" x 8'3" (3.07m x 2.51m)

BEDROOM 2 11'1" x 7'3" (3.38m x 2.2m)

BEDROOM 3 7'2" (2.18) x 5' (1.52) + stairhead 7'9" (2.36) max

BATHROOM/W.C. 3 piece white bathroom suite with shower over the bath and shower screen. 1/2 tiled walls.

OUTSIDE Garden to the front and driveway. Lovely, enclosed garden to the rear.

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.





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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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