



29 Cedar Close, Bierley, Bradford, West Yorkshire, BD4 6FL

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

NO CHAIN: Lovely Semi Detached that forms part of this ever popular development. The house has been refurbished and is now immaculately presented. Would make an ideal buy for first time buyers and provides 2 Bedrooms, along with gardens and driveway/parking.

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

Asking Price £150,000

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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 WC

LOUNGE 14' x 10' (4.27m x 3.05m)

Understairs storage cupboard

KITCHEN DINER 13' x 8' (3.96m x 2.44m)

Range of kitchen cupboards, worktops and sink unit. Built in oven and hob.

LANDING

BEDROOM 1 11' x 7' (3.35m x 2.13m)

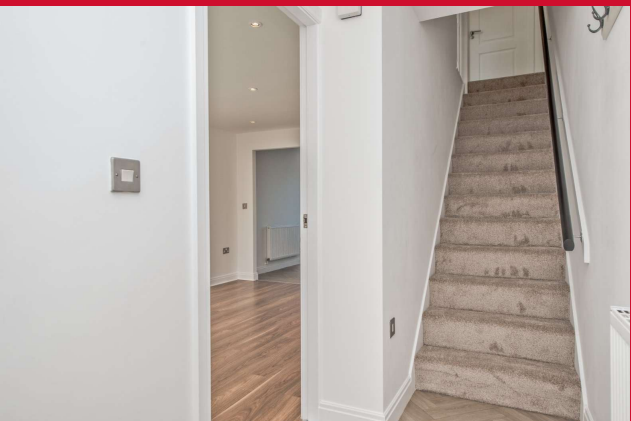
BEDROOM 2 13' x 11' Max (3.96m x 3.35m Max)

BATHROOM White bathroom suite

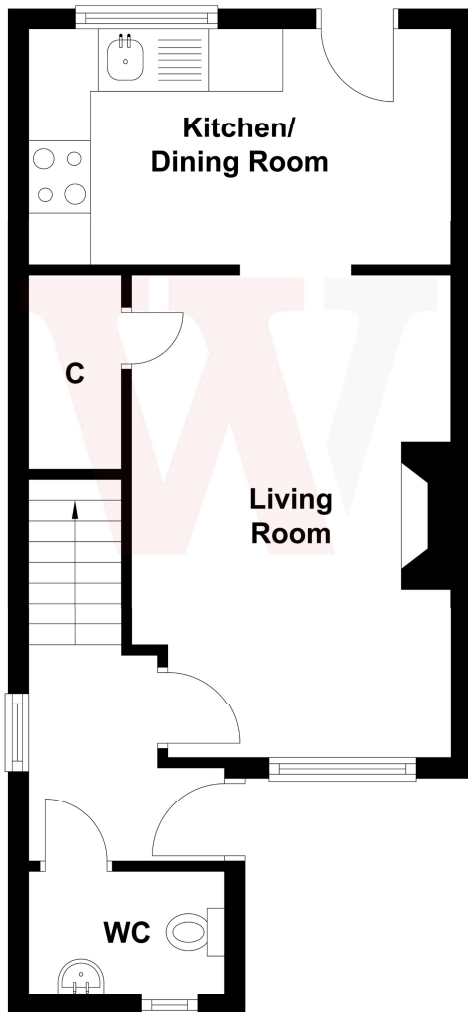
OUTSIDE Cul de sac position Parking to the front. Enclosed garden at the back.

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.

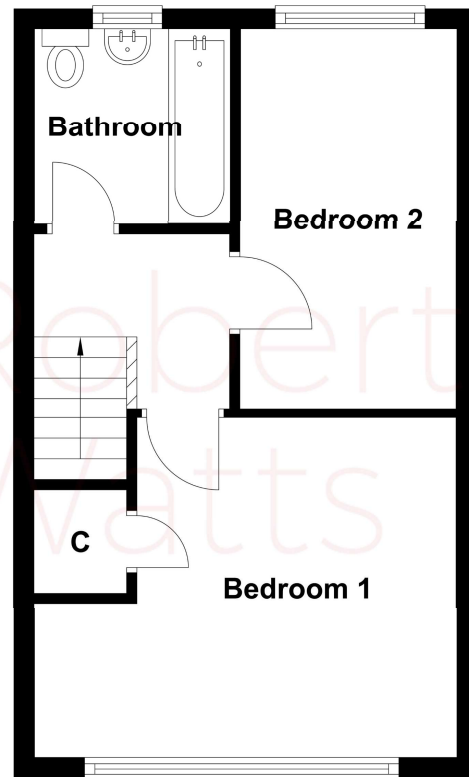
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		