



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

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. The property is available with NO CHAIN and 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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ENTRANCE HALL Entrance Hall

DOWNSTAIRS W/C Downstairs w/c

DINING KITCHEN 13' x 13' (3.96m x 3.96m)

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

LOUNGE 12' x 11' (3.66m x 3.35m)

Useful under stairs storage cupboard

LANDING

BEDROOM 1 13' x 12'max (3.96m x 3.66mmax)

BEDROOM 2 10'11" x 6'11" (3.33m x 2.1m)

BEDROOM 3 11' (3.35) x 9'10" (3) + stairhead

BATHROOM Three piece white bathroom suite with shower over the bath and shower screen. Half tiled walls

EXTERIOR Garden to the front and block paved 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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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