Robert Watts

GETTING WEST YORKSHIRE MOVING



1 Bottoms Lane, Birkenshaw, Bradford, West Yorkshire, BD11 2NN

SALE READY LEGAL PACK- Quicker completion.

Impressive Modern End Town House, forming part of this select recent cul de sac development of only 4 houses built in 2018. Providing contemporary living over 3 floors, with 3 Bedrooms + En Suite with a lovely overall top floor bedroom. Situated in this ever popular area, within walking distance to BBG Academy. Further features include enclosed garden to side & rear & parking for 2 cars. NOT TO BE MISSED.

The accommodation comprises: Hall, Lounge/Diner, Kitchen, 3 Bedrooms, En Suite & Bathroom.

Asking Price £240,000

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SALES READY LEGAL PACK This property benefits from a Sale Ready legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £360 inc. vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

GROUND FLOOR

HALLWAY

DOWNSTAIRS WC White Suite

LOUNGE/DINER 13' x 12'3" (3.96m x 3.73m)
uPVC French doors leading to the garden. Storage cupboard.

KITCHEN 10'5" x 6'1" (3.18m x 1.85m)
Well equipped kitchen with a range of high gloss base and wall units. Sink unit. Built in oven, hob and extractor fan. Integrated fridge freezer, dishwasher and washing machine.

1ST FLOOR

LANDING

MASTER BEDROOM 12'2" x 9'3" (3.7m x 2.82m)

EN SUITE 6'1" x 3'5" (1.85m x 1.04m)
En Suite with a corner shower cubicle and WC. heated towel rail.

DOUBLE BEDROOM 2 12'2" x 7' (3.7m x 2.13m)

BATHROOM 6'4" x 6' (1.93m x 1.83m)
Modern three piece white bathroom suite with part tiled walls.

TOP FLOOR

TOP FLOOR BEDROOM 3 21'4" (6.5) x 12'1" (3.68) narrowing to 8'8" (2.64)
Super overall top floor bedroom and storage to the eaves.

OUTSIDE Parking for 2 cars to the front. Enclosed garden to the side and 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.







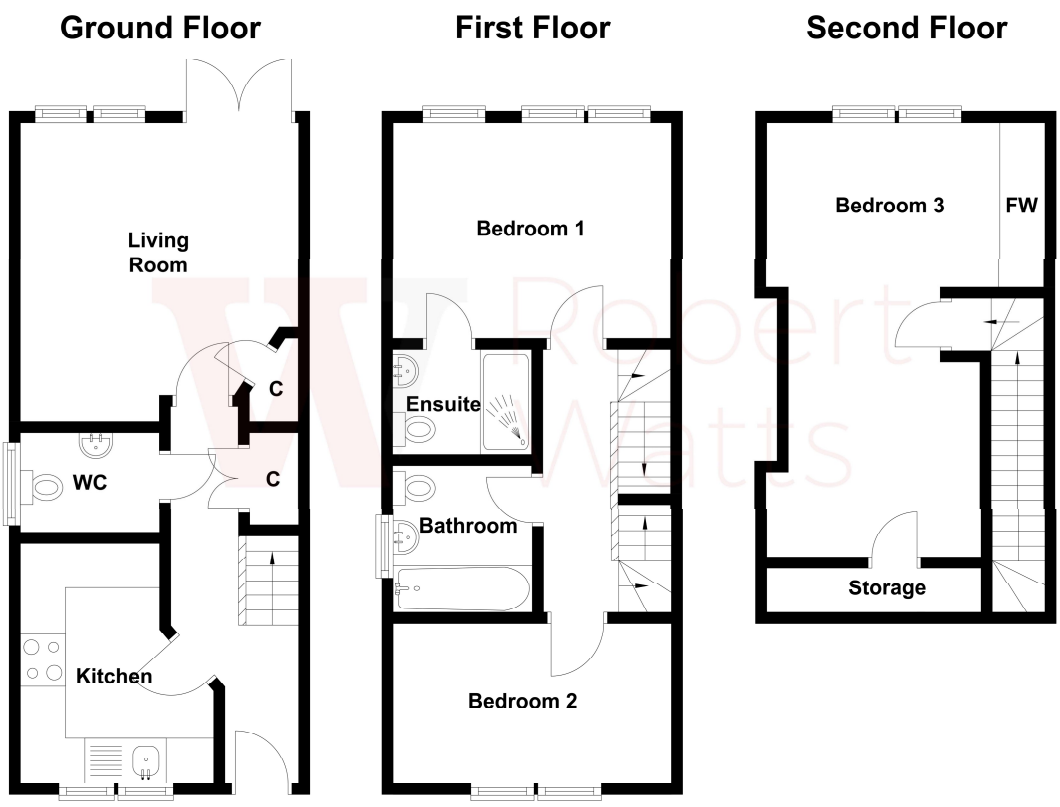


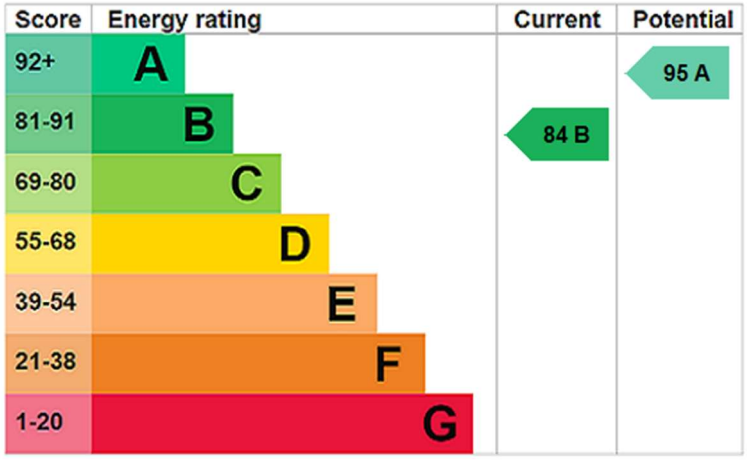












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