



19 Kilroyd Avenue, Hunsworth, Cleckheaton, BD19 4ED

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

NO CHAIN: Inner Town House that we feel would make an ideal buy for first time buyers. Provides 2 Bedrooms and has been recently updated and improved. This includes new Kitchen and decorated and carpeted.

Situated in this ever popular location and available with immediate possession.

Asking Price £130,000

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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.

LOUNGE 12' x 10' (3.66m x 3.05m)

Featured decorative fireplace

KITCHEN 13' x 5' (3.96m x 1.52m)

Lovely recently fitted kitchen with a range of wall and base units, worktops and sink unit, built in oven and hob

BEDROOM 1 13'11" x 7' max (4.24m x 2.13m max)

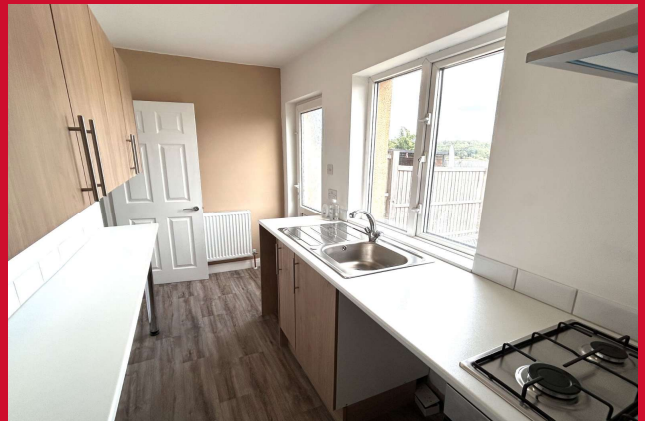
BEDROOM 2 11' x 7' (3.35m x 2.13m)

BATHROOM Three piece white bathroom suite

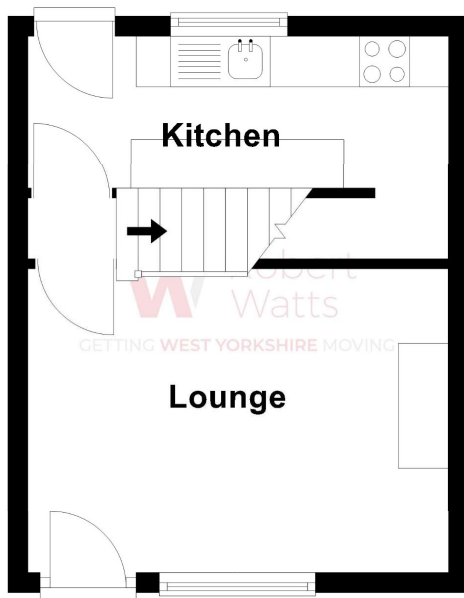
EXTERIOR Garden at front and rear

AML 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.

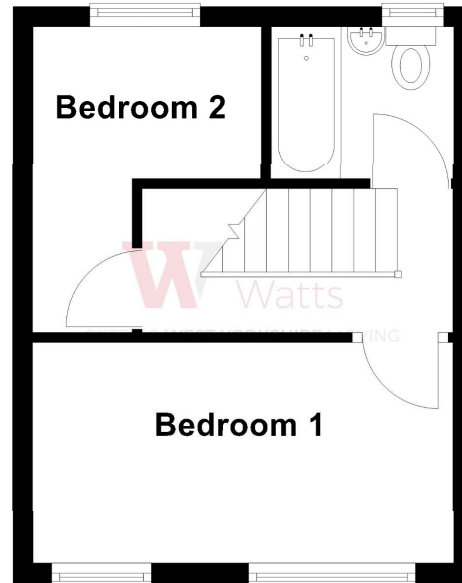
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



19 Kilroyd avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		