



24 Shirley Grove, Gomersal, Cleckheaton, BD19 4LY

SALE READY - QUICKER COMPLETION: Ask for more information.

NO CHAIN: 3 Bedroomed Semi Detached that occupies a position at the head of the cul de sac. The house is in need of some updating and improvements, but we feel this is reflected in the sale price.

The accommodation comprises; Hall, Lounge, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £135,000

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SALES READY 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.

HALLWAY

DOWNSTAIRS W.C. Heated towel rail.

LOUNGE 17' x 12' (5.18m x 3.66m)

Understairs storage. uPVC French doors leading to the garden.

DINING KITCHEN 11'11" x 11' (3.63m x 3.35m)

Range of basic kitchen units.

LANDING

BEDROOM 1 12' x 10' (3.66m x 3.05m)

BEDROOM 2 12' x 8'10" (3.66m x 2.7m)

BEDROOM 3 7'10" x 7' (2.4m x 2.13m)

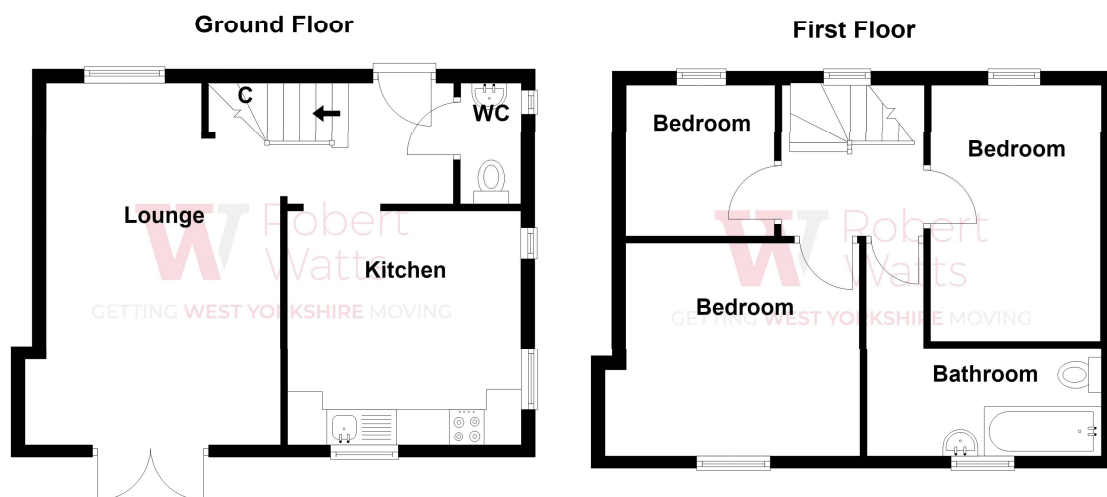
BATHROOM/W.C. 3 piece white bathroom suite.

OUTSIDE Situated at the end of the cul de sac. Garden at the front, with further 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.





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