



## 29 Fairburn Gardens, Eccleshill, Bradford, BD2 2HF

**NO CHAIN - SWIFTMOVE SALE- QUICKER COMPLETION:** Ask for further information. **WELL PRESENTED QUARTER HOUSE** providing compact yet manageable accommodation. This **FINE EXAMPLE** is further enhanced by a very pleasant larger than expected mature garden. Ideal as a starter home or a bolt-hole for downsizing buyers. Rest assured what this property may lack in size, is more than compensated for by its abundance of charm and appeal. Contact our Highfield Road office to arrange your viewing today.

**Offers Over £99,950**

**T** 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk  
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## **COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

## **DIRECT ACCESS TO LIVING ROOM**

### **LIVING ROOM 15'9" x 13'2" (4.8m x 4.01m)**

Open staircase to first floor

### **KITCHEN 6'5" x 5'7" (1.96m x 1.7m)**

Selection of wall and base units, work tops, sink unit, plumbed for washing machine

### **BEDROOM 1 13'2" x 7'10" (4.01m x 2.4m)**

Built in wardrobes, closet housing boiler

**BATHROOM** Three piece suite comprising walk-in bath with shower over, WC and wash basin

**OUTSIDE** Good size rear mature garden, allocated parking to front

**SWIFT MOVE** 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

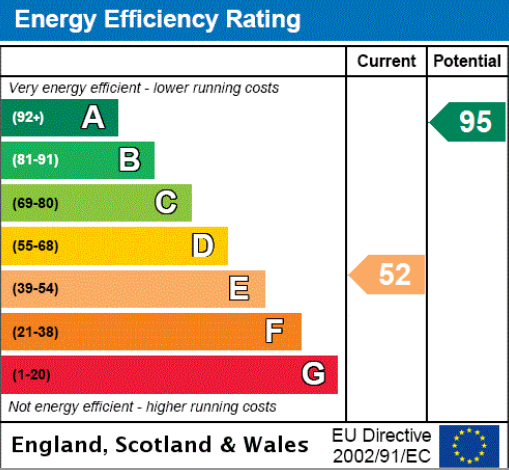
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

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.

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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