



20 Wooller Road, Low Moor, Bradford, BD12 0RR

FAST TRACK SALE- QUICKER COMPLETION: ASK FOR FURTHER INFORMATION.

NO CHAIN! Charming through by light cottage!! We feel this property would suit a variety of buyers , especially though looking to step on the property ladder. Conveniently located in this little known spot yet providing easy access to the motorway network (Chainbar J26/M62 or M606). Briefly comprising: Lounge, kitchen with small dining area/home office, TWO DOUBLE BEDROOMS and bathroom. Having some lovely traditional features throughout and include small garden area, UPVC DG. and GCH. VIEWING ESSENTIAL TO APPRECIATE!

£100,000

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ENTRANCE HALL

Stairs leading to first floor

LOUNGE 14'2" x 15'5" (4.32m x 4.7m)

Feature stone fireplace housing gas fire and access to the cellar

KITCHEN 10'1" x 7'6" (3.07m x 2.29m)

Fitted kitchen with a range of wall and base units. Worktops, sink and drainer. Oven, hob and extractor. Plumbing for washer and laminate flooring

DINING AREA / STUDY 7'4" x 6'5" (2.24m x 1.96m)

FIRST FLOOR

Landing area

BEDROOM ONE 15'7" x 7'2" (4.75m x 2.18m)

BEDROOM TWO 10'9" x 15'1" (3.28m x 4.6m)

BATHROOM

Feature, exposed brick wall. Three piece suite with shower over bath and screen

OUTSIDE

Fore garden

FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

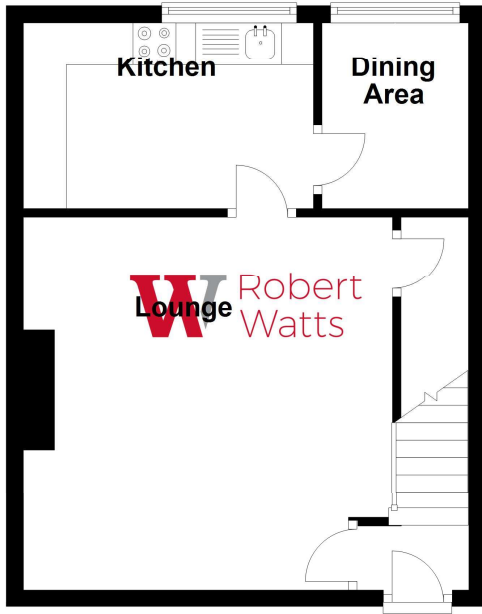
FAST TRACK INFORMATION

This property benefits from a fast track 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 pay £360 inc VAT on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase of the property.

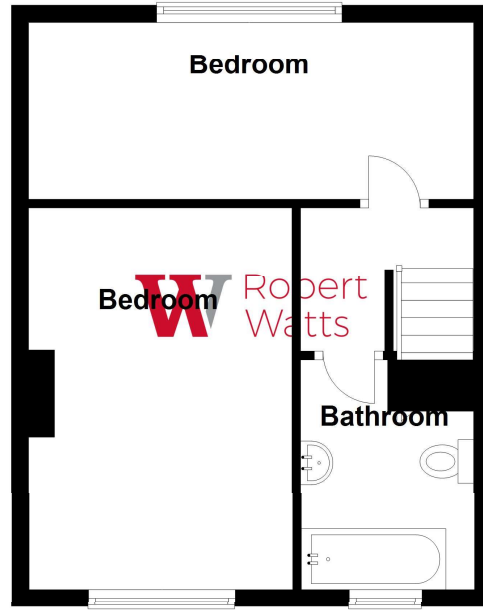
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

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