



5 Thornsgill Avenue, Dudley Hill, Bradford, BD4 9JS

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

NO CHAIN: Ideal purchase for owner occupier, is this well appointed Semi Detached. Provides 3 Bedrooms, along with off street parking and low maintenance garden. Situated in this popular location and in a cul de sac.

The accommodation comprises: Lounge, Dining Kitchen, 3 Bedrooms & Bathroom. Off-Street parking and garden. Garage.

Asking Price £145,000

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SWIFT MOVE LEGAL PACK This property benefits from a Swift Move 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 £420 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.

ENTRANCE HALL

LOUNGE 13'7" x 12'4" (4.14m x 3.76m)

KITCHEN 15'1" x 9'7" (4.6m x 2.92m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit.

LANDING

BEDROOM 1 10'6" x 9' (3.2m x 2.74m)

BEDROOM 2 12'3" x 9'3" (3.73m x 2.82m)

BEDROOM 3 6'6" x 6'1" (1.98m x 1.85m)

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

OUTSIDE Off-Street parking. Low maintenance garden to rear. GARAGE.

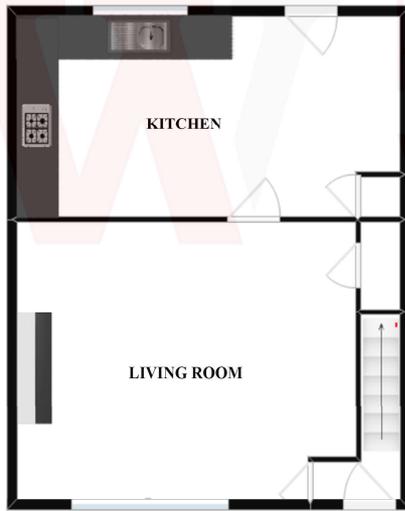
TENURE Freehold

COUNCIL TAX BAND B - Bradford

NB The vendor is a relative of an employee of Robert Watts.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	