



47 Fleece Street, Off Halifax Road, Bradford, BD6 2EH

SALES READY SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION

** OFFERED WITH NO CHAIN ** LOVELY FIRST TIME PURCHASE **

** GARDEN AREA ** VIEWING ADVISED **

Stone built End front terraced house which has had many recent improvements and is presented to a high standard. With the open plan living/kitchen area, impressive fireplace housing multi fuel stove being the focal part of the room. TWO BEDROOMS and house bathroom occupy the first floor. externally are pleasant gardens to the front and side, ideal for entertaining. Situated just off Halifax Road being ideal for many local amenities and commute to Halifax/Bradford. We feel this is a great property to get on the 'housing ladder' for first time buyers.

£125,000

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SALES READY INFORMATION

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.

ENTRANCE

Leading through to the living area

OPEN PLAN LIVING AREA 16' x 14' approx (4.88m x 4.27m approx)

Well presented throughout with feature fireplace housing multifuel stove

KITCHEN

Selection of wall and base units, oven hob and extractor. Plumbing, sink and drainer within the cellar head. Access to cellar

BEDROOM ONE 11' x 10' (3.35m x 3.05m)

BEDROOM TWO 11' x 5' (3.35m x 1.52m)

BATHROOM 7' x 6' (2.13m x 1.83m)

Three piece bathroom with white suite, shower over bath, sink and W.C. Part tiled walls

OUTSIDE

Fore garden and larger than expected side garden with patio and pebbled area, high boundary fencing. An ideal space to entertain

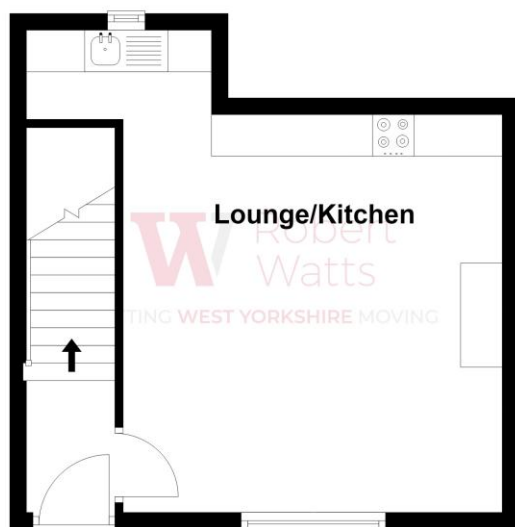
BUYER DISCLAIMER

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

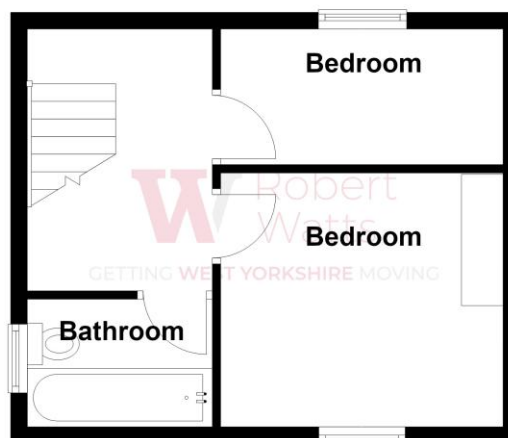
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



47 Fleece Street

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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