



## 46 Holme Lane, Bradford, BD4 0QA

For sale by Modern Method of Auction - Starting Bid Price £50,000, plus Reservation Fee. THROUGH BY LIGHT COTTAGE TERRACE ideal for INVESTOR LANDLORDS. Would make an ideal Buy to Let property. Provides 2 BEDROOMS & close to all local amenities on Tong Street.

The accommodation comprises: Lounge, Kitchen, 2 Bedrooms & Bathroom

**Starting Bid £50,000**

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## ENTRANCE HALL

### LOUNGE 15'2" (4.62) x 13'5" (4.1) (into alcove)

Slate hearth.

### KITCHEN 17'4" x 6'3" (5.28m x 1.9m)

Selection of kitchen units, worktops and sink unit. Plumbed for automatic washer.

## LANDING

### BEDROOM 1 9'9" (2.97) x 8'5" (2.57) + recess

### BEDROOM 2 10'6" x 4'9" (3.2m x 1.45m)

### BATHROOM 6'9" x 6' (2.06m x 1.83m)

3 piece white bathroom suite. Shower with shower screen. Tiled walls

**AUCTIONEERS COMMENTS** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

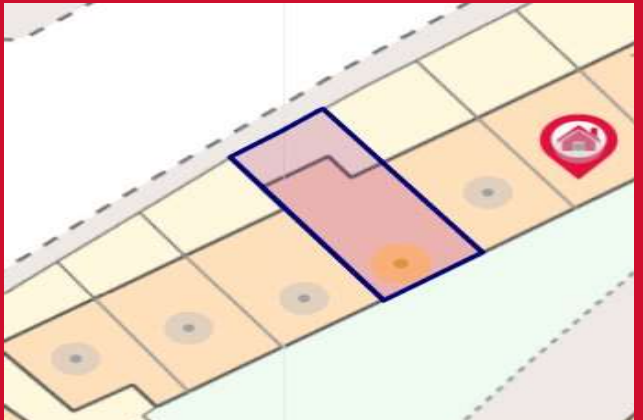
**OUTSIDE** Enclosed yard to the front.

**DIRECTIONS** From our Birkenshaw office proceed up Bradford Road and at the traffic lights proceed onto Tong Street. Turn at the traffic lights right onto Holme Lane and proceed for a short distance, where access to no 46 is on the right hand side.

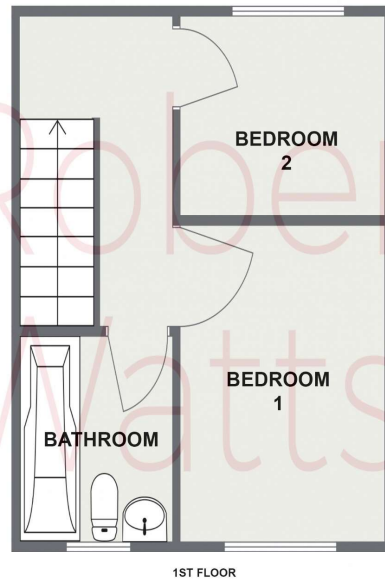
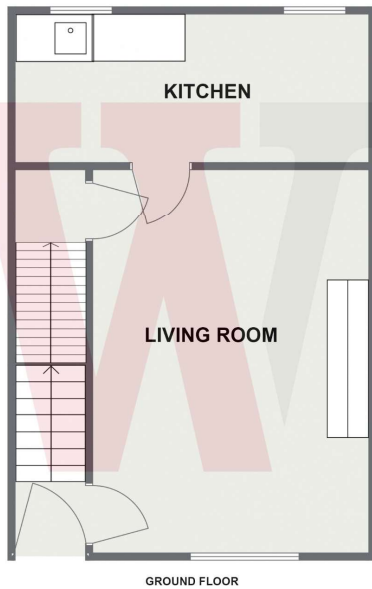
**TENURE** Freehold

**COUNCIL TAX** Band A

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.



46 HOLME LANE, BD4 OQA



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>29</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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