



39 Rushmoor Road, Holmewood, Bradford, BD4 9BA

FOR SALE BY TRADITIONAL AUCTION- Starting bid £105,000+ Reservation Fee.

PERFECT BUY TO LET INVESTMENT PROPERTY: Family Semi Detached providing 4 Bedroomed accommodation. Has been successfully let for over 15 years, With gardens and driveway. Walking distance to the local primary school, with Bradford City Centre only 3 miles away.

The accommodation comprises: Hall, Lounge, Kitchen, Utility, 4 Bedrooms & Bathroom.

Starting Bid £105,000

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HALLWAY

LOUNGE/DINER 18'7" x 10'9" (5.66m x 3.28m)

KITCHEN 15'4" x 10'2" (4.67m x 3.1m)

Selection of kitchen units, worktops and sink unit.

REAR ENTRANCE

UTILITY ROOM 8'6" x 6' (2.6m x 1.83m)

LANDING

BEDROOM 1 13'5" x 9'6" (4.1m x 2.9m)

BEDROOM 2 10'7" x 9'9" (3.23m x 2.97m)

BEDROOM 3 10'3" x 8'4" (3.12m x 2.54m)

BEDROOM 4 8'2" x 7'9" (2.44m*2 x 2.36m)

BATHROOM/W.C White bathroom suite.

OUTSIDE Garden and off street parking at the front. Garden to the back.

TENURE Freehold

COUNCIL TAX BAND A - Bradford

AUCTIONEERS COMMENTS This property is for sale by Traditional Auction. The buyer and seller must exchange contracts immediately, and complete 28 days thereafter.

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.





Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.
Plan produced using PlanUp.

39 Rushmoor Road

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(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	

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