






## **4 Horsham Road, Holmewood, Bradford, BD4 0HH**

NO CHAIN: SEMI DETACHED, that would make an ideal purchase for owner occupier and or buy to let investor landlords. Provides 3 Bedrooms with gardens.

The accommodation comprises: Hallway, Lounge, Dining Kitchen, 3 Bedrooms & Bathroom.

**Asking Price £125,000**

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## ENTRANCE HALL

**LOUNGE 15' x 12'6" (4.57m x 3.8m)**

**DINING KITCHEN 15'6" x 10'1" (4.72m x 3.07m)**

Range of kitchen units, worktops and sink unit.

## LANDING

**BEDROOM 1 11'3" x 10'3" (3.43m x 3.12m)**

**BEDROOM 2 11'1" x 11'2" (3.38m x 3.4m)**

**BEDROOM 3 8'3" x 8'2" (2.51m x 2.5m)**

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

**OUTSIDE** Gardens to front and rear.

**TENURE** Freehold

**COUNCIL TAX BAND** A - Bradford

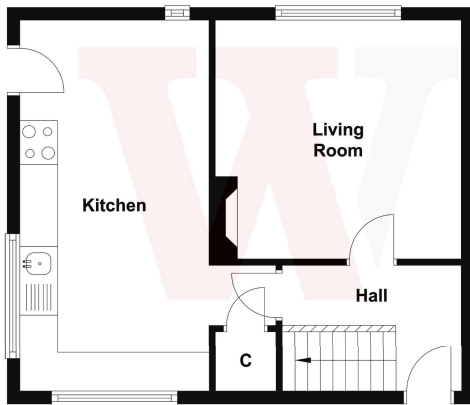
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

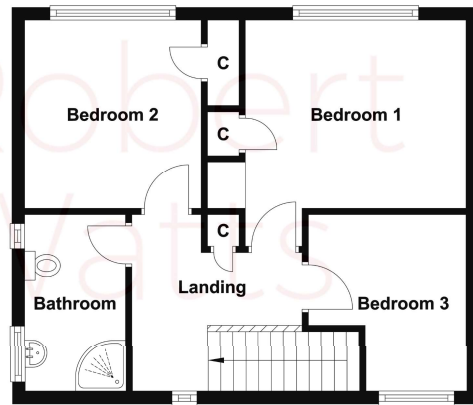
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</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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