



30 Somerton Drive, Holmewood, Bradford, West Yorkshire, BD4 9AY

Really well presented Semi Detached which we feel would be perfect for either owner occupier or for a buy to let landlord. The house provides 2 Bedrooms and is located on the top end of the estate, close to Tong Street. Outside there are gardens to both sides. Early viewing is essential.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, 2 Bedrooms & Bathroom.

Asking Price £115,000



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ENTRANCE HALL

LOUNGE 13' x 10' (3.96m x 3.05m)

Featured fireplace with gas fire

KITCHEN 19'10" x 7' (6.05m x 2.13m)

Fitted with a range of wall and base units, worktops and sink unit.

LANDING

BEDROOM1 13' x 9'11" (3.96m x 3.02m)

BEDROOM 2 11' x 8' (3.35m x 2.44m)

Built in wardrobes

BATHROOM 3 piece white bathroom suite. Heated towel rail.

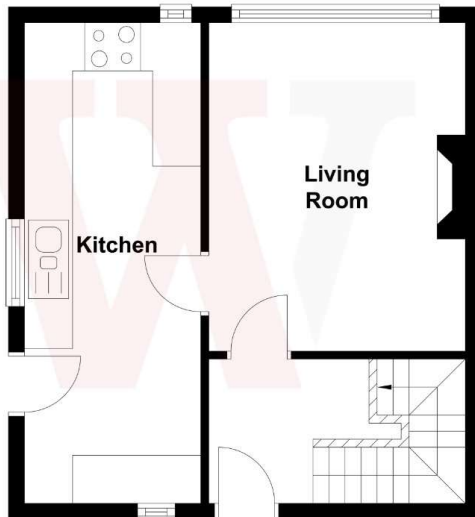
OUTSIDE Garden to front and back.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		