



### **3 Kenton Way, Holmewood, Bradford, BD4 9EP**

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £40,000 + RESERVATION FEE.

ATTENTION INVESTOR LANDLORDS: Sensibly priced to encourage an early sale, TOWNHOUSE, that has rented for over 20 years. Providing 2 BEDROOMS, the property is available with immediate possession.

The house can be located either off Holmewood Road or off Farrington Close.

**Starting Bid £40,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

## 3 Kenton Way, Holmewood, Bradford, BD4 9EP

### HALLWAY

**LOUNGE/DINER 22'3" x 10'9" (6.78m x 3.28m)**

**KITCHEN 9'7" x 8'8" (2.92m x 2.64m)**

Range of kitchen units, worktops and sink unit. Built in oven, hob and extractor.

### LANDING

**BEDROOM 1 15'6" x 9'7" (4.72m x 2.92m)**

**BEDROOM 2 11'6" x 8'5" (3.5m x 2.57m)**

**BATHROOM** White bathroom suite.

**SEPARATE W.C.**

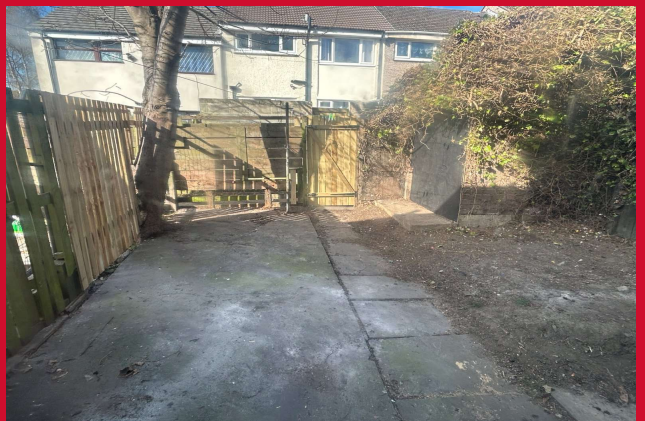
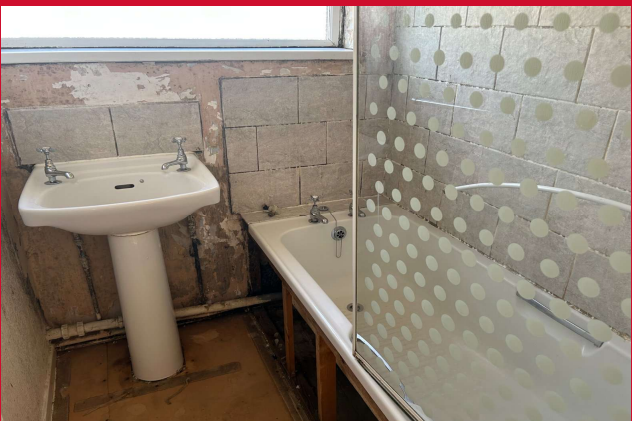
**OUTSIDE** There is no immediate parking outside the house, nearest parking is opposite, via Farrington Close, off Lymington Drive, or via Holmewood Road. Gardens to the front and back.

**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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. 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 £960 inc. VAT. These services are optional.

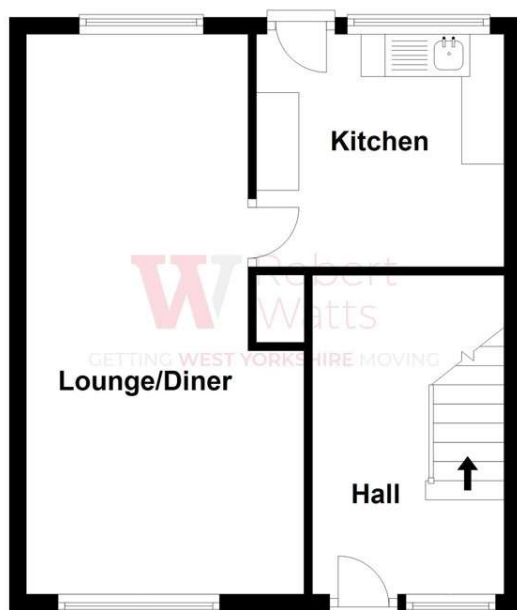
**PLEASE NOTE** There is no gas supplied to the property

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.

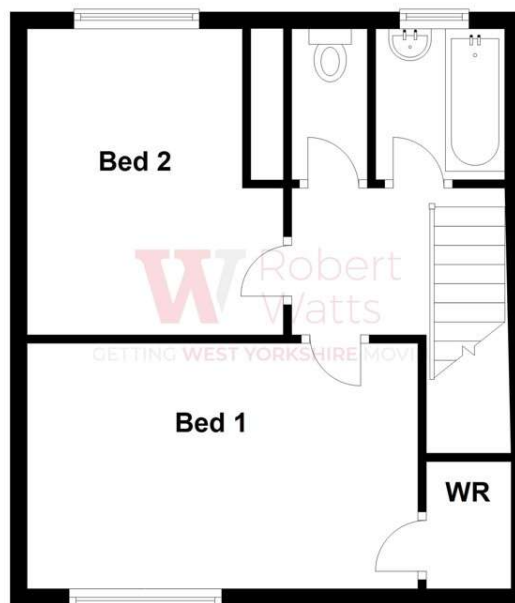




**Ground Floor**



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		