



## **31 Kesteven Road, Holmewood, Bradford, BD4 0AD**

SWIFT MOVE SALE - QUICKER COMPLETION: Ask for more information.

NO CHAIN: Well appointed Town House that we feel is likely to favour First Time Buyers. Providing 3 Bedrooms and benefits include central heating, double glazing and gardens.

The accommodation comprises: Hall, Lounge, Dining Kitchen, Utility, 3 Bedrooms & Wet Room.

**Asking Price £100,000**

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**SWIFT MOVE LEGAL PACK** This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £360 inc. vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

### HALLWAY

**LOUNGE 13' x 12' max (3.96m x 3.66m max)**

### UTILITY ROOM

**DINING KITCHEN 12' x 10' (3.66m x 3.05m)**

Selection of base and wall units, worktops and sink unit. Useful storage cupboard.

**BEDROOM 1 11' x 10' (3.35m x 3.05m)**

Built in cupboard.

**BEDROOM 2 11' x 9' (3.35m x 2.74m)**

Built in cupboard.

**BEDROOM 3 8' x 8' max (2.44m x 2.44m max)**

**WET ROOM/W.C.** Adapted for disabled use.

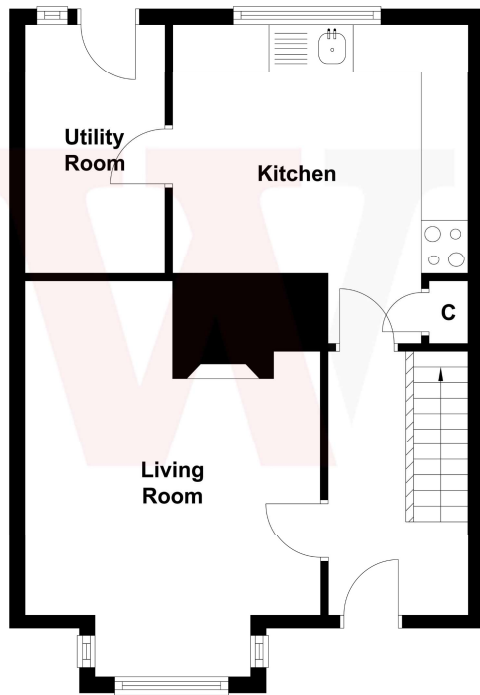
**OUTSIDE** Garden to the front. Pleasant garden at the back.

**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.

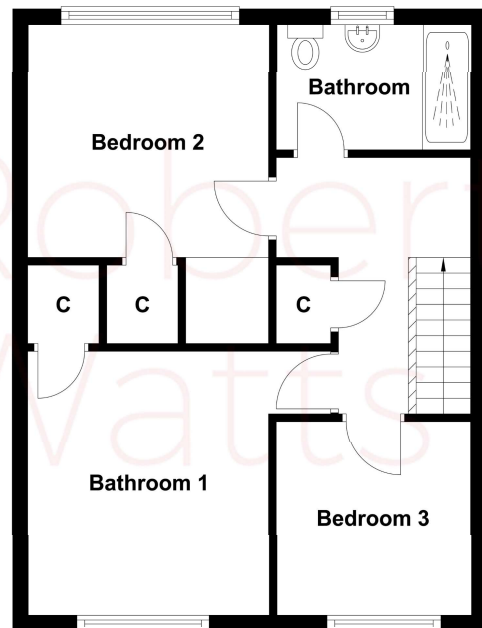
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		