






69 Holme Lane, Bradford, West Yorkshire, BD4 0PU

FULLY RENOVATED COTTAGE.

Lovely END COTTAGE that we feel would make a perfect buy for either owner occupier or for investor landlord. The 2 BEDROOMED property has been successfully rented for over 20 years and has been subject to a recent renovation program. The works include NEW KITCHEN, BATHROOM, NEWLY DECORATED AND CARPETED, plus NEW EXTERNAL RENDER. Now ready for the new buyer to move straight into.

FULLY AVAILABLE WITH NO CHAIN.

Asking Price £70,000

 01274 689589  birkenshaw@robertwatts.co.uk  robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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OPEN PLAN LIVING ROOM/KITCHEN 18' (5.49) x 15' (4.57) (max measurement)

Lovely open plan room that has been complemented by a newly fitted kitchen. Built in oven and hob.

LANDING

BEDROOM 1 10' x 9' Max (3.05m x 2.74m Max)

BEDROOM 2 5'1" x 9' (1.55m x 2.74m)

BATHROOM Newly installed white bathroom suite.

OUTSIDE There is no outdoor garden or area, but has right of access pedestrian access.

PLEASE NOTE 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.

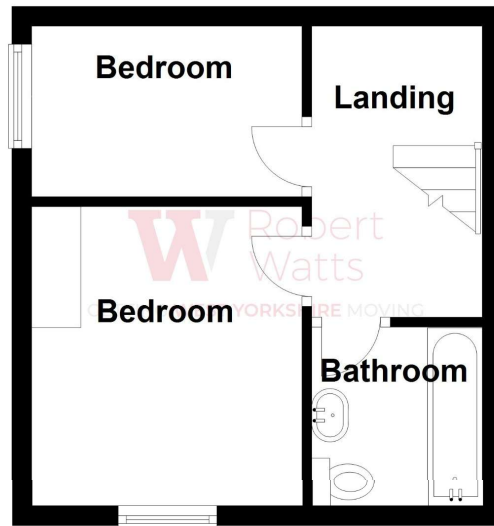
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



69 Holme Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		