



5 Simon Close, Holmewood, Bradford, West Yorkshire, BD4 0PA

NO CHAIN: Inner Town House that we feel is likely to favour First Time Buyers and or Landlords. Is in need of cosmetic improvements, but this is reflected in the asking price. Occupies a cul de sac position on the edge of the estate. Provides 3 Bedrooms and benefits include central heating, double glazing and gardens.

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

Asking Price £105,000

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HALLWAY

LOUNGE 14' x 12' max (4.27m x 3.66m max)

DINING KITCHEN 18' x 10' (5.49m x 3.05m)

Range of base and wall units, worktops and sink unit.

LANDING

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

BEDROOM 2 10'10" x 9' (3.3m x 2.74m)

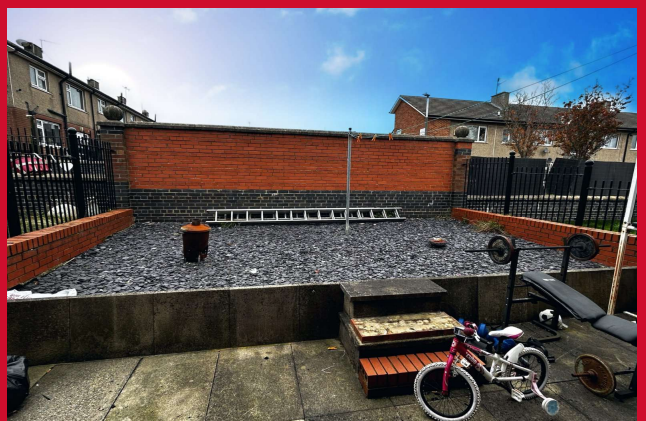
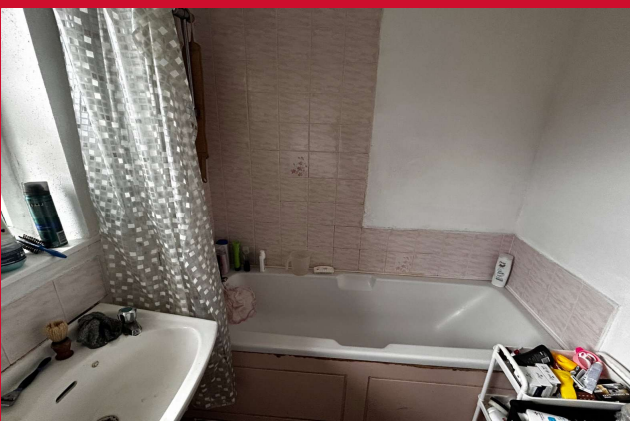
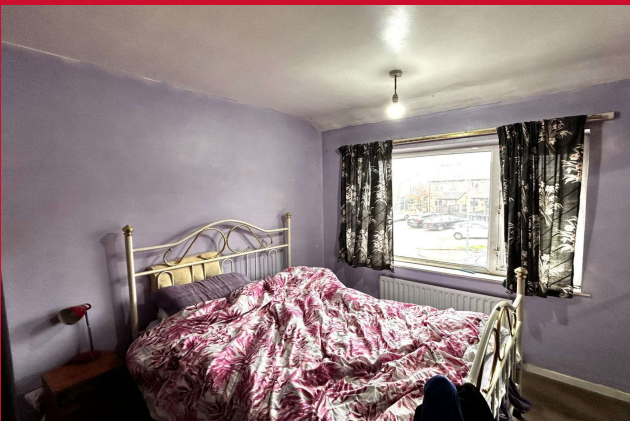
BEDROOM 3 8' x 7'11" (2.44m x 2.41m)

BATHROOM/W.C. 3 piece suite.

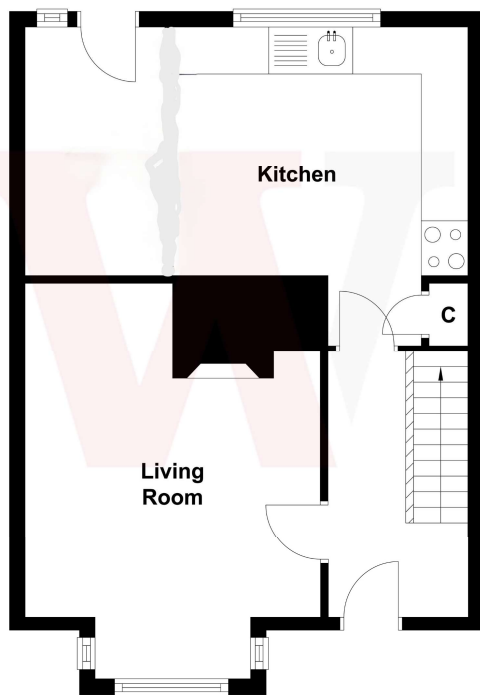
OUTSIDE Garden and drive to the front. Garden at the back.

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.

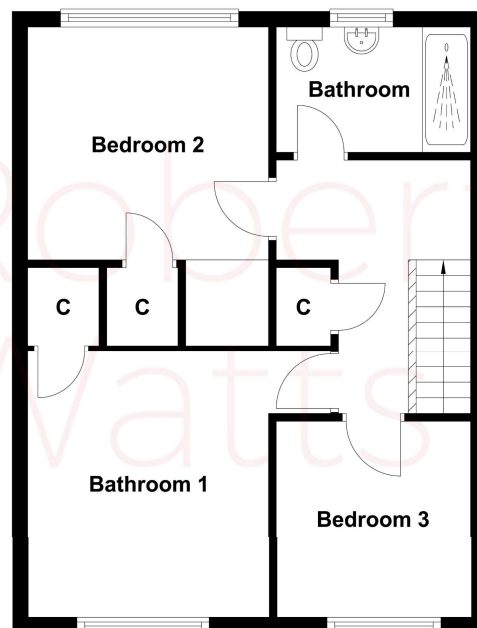
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		