



14 Kirkwall Drive, Holmewood, Bradford, West Yorkshire, BD4 0DN

LOVELY ENCLOSED GARDEN.

NO CHAIN: Semi detached providing 3 BEDROOMS with LARGER THAN AVERAGE BACK GARDEN. The house would make a perfect buy from first time buyers/owner occupiers. In need of some updating, but sensibly priced. A detailed viewing is essential.

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

Offers in excess of £130,000

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FRONT PORCH

HALLWAY

LOUNGE 15' x 12' max (4.57m x 3.66m max)

Featured fireplace with gas fire.

CONSERVATORY

KITCHEN 14' x 8' (4.27m x 2.44m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit. Cooker and washing machine. Gas fire.

UTILITY ROOM

LANDING

BEDROOM 1 10'11" x 9' (3.33m x 2.74m)

BEDROOM 2 11' x 10 (3.35m x 3.05m)

Fitted mirrored wardrobes.

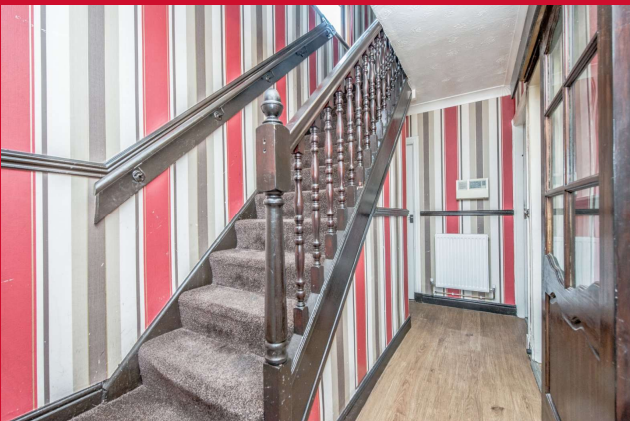
BEDROOM 3 7' (2.13) x 6' (1.83) + recess

BATHROOM/W.C. White bathroom suite with corner shower cubicle. Tiled walls and floor.

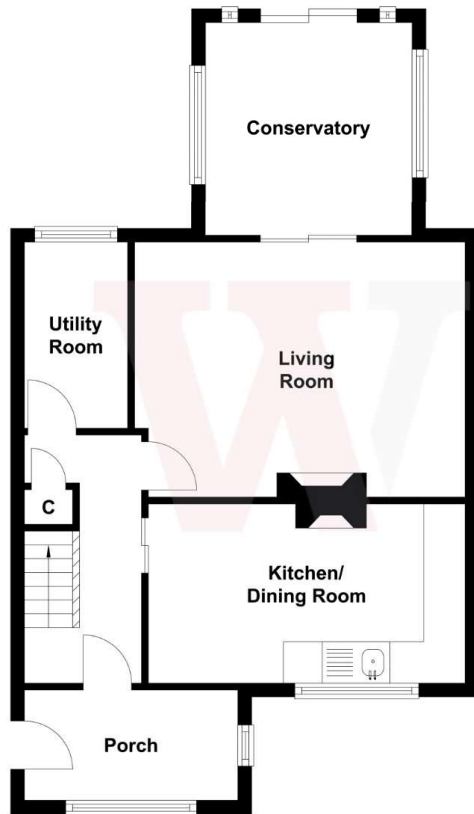
OUTSIDE Cul de sac location, with super larger than average back garden. Small garden to the front.

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.

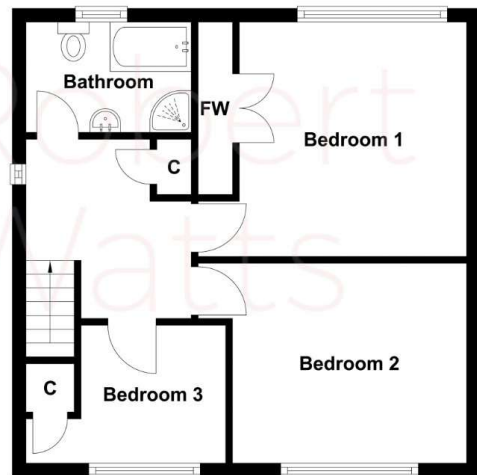
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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