



31 St. Margarets Avenue, Holmewood, Bradford, West Yorkshire, BD4 9AQ

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

PERFECT FAMILY HOME NEAR TO THE PRIMARY SCHOOL.

Well presented and good sized Semi Detached which would make an ideal family home. Situated in this popular location, within walking distance to the Primary School. Provides 3 bedrooms, along with gardens, driveway with ample parking and garage. Early viewing is essential.

Asking Price £155,000

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SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

FRONT PORCH

HALLWAY

THROUGH LOUNGE/DINING AREA 21' x 13' max (6.4m x 3.96m max)

KITCHEN 9' x 9' (2.74m x 2.74m)

Range of kitchen units, worktops and sink unit. Useful understairs storage.

LANDING Access to part boarded LOFT with pull down loft ladder.

BEDROOM 1 11'2" x 10'3" (3.4m x 3.12m)

BEDROOM 2 10'11" 8' (3.33m 2.44m)

BEDROOM 3 8'7" x 8'2" max (2.62m x 2.5m max)

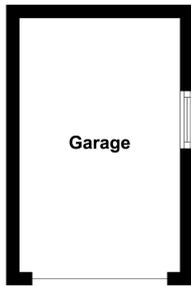
BATHROOM/W.C. White bathroom suite. Tiled walls.

OUTSIDE Garden to the front with driveway providing ample parking. DETACHED GARAGE (power and light). 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.

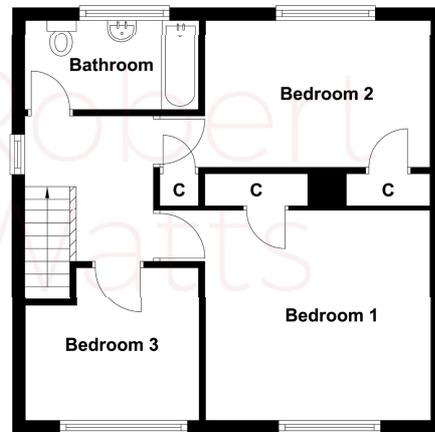
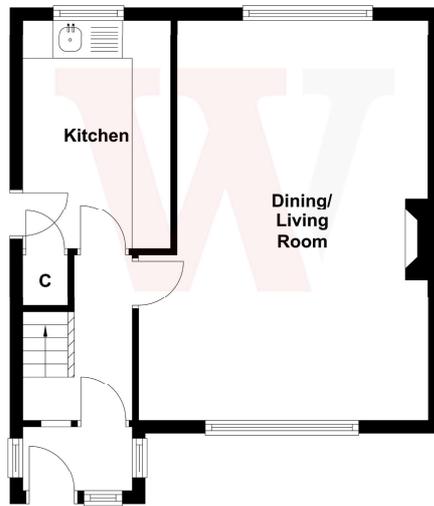




Garage

Ground Floor

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		