



## **27 Rushmoor Road, Holmewood, Bradford, West Yorkshire, BD4 9BA**

Well appointed End Town House that provides 3 Bedrooms and situated on the fringe of the estate. The property is in need of some updating but we feel this is reflected in the sensible price.

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

**Asking Price £110,000**

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## ENTRANCE HALL

### LOUNGE 16' x 13' max (4.88m x 3.96m max)

Feature fireplace with gas fire. (no radiator).

### DINING KITCHEN 13'10" x 8' (4.22m x 2.44m)

Range of kitchen units, worktops and sink unit.

## REAR ENTRANCE HALL

## LANDING

### BEDROOM 1 11' x 11' (3.35m x 3.35m)

### BEDROOM 2 12' x 8' (3.66m x 2.44m)

### BEDROOM 3 8'10" x 8' (2.7m x 2.44m)

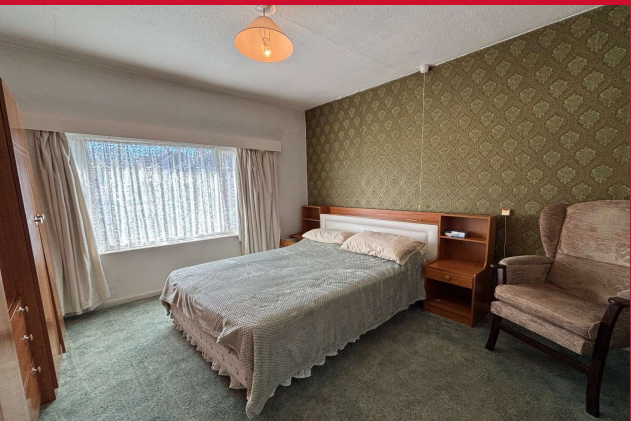
## BATHROOM

## SEPARATE W.C.

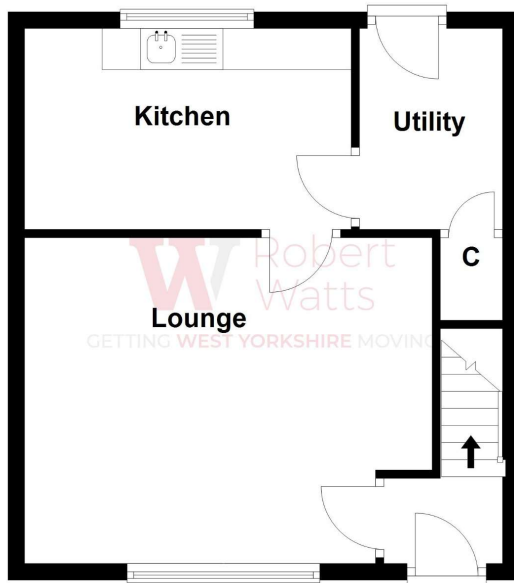
## OUTSIDE Garden front and rear.

**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.

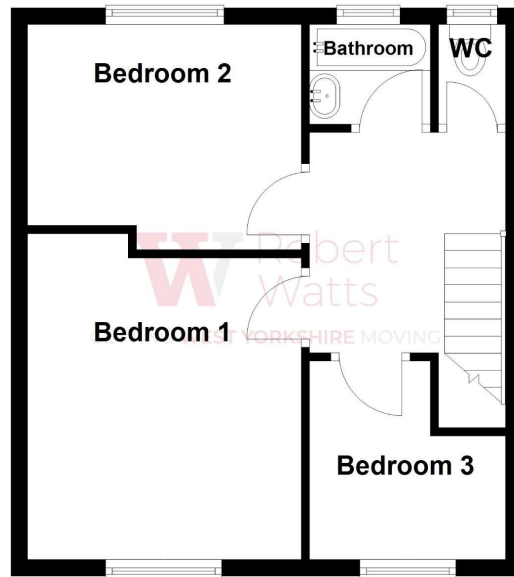
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



**27 Rushmoor Road**

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		