



10 Wansford Close, Holmewood, Bradford, West Yorkshire, BD4 0PF

NO CHAIN: Well appointed End Town House that provides 3 Bedrooms. Occupying a cul de sac location and would make an Ideal buy for owner occupier or buy to let landlord.

The accommodation comprises: Hall, Lounge, Dining Kitchen, Rear Hall, 3 Bedrooms, Bathroom, Separate WC.

Asking Price £110,000

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HALLWAY Cloaks cupboard.

LOUNGE 12'6" (3.8) x 11'4" (3.45) + recess

Feature fireplace with gas fire.

DINING KITCHEN Range of kitchen units, worktops and sink unit. Feature fireplace with gas fire. Heated towel rail.

UTILITY ROOM/REAR HALL Base and wall unit.

LANDING

BEDROOM 1 10'9" x 10'3" (3.28m x 3.12m)

Built in cupboard.

BEDROOM 2 11'3" (3.43) x 9'8" (2.95) + fitted wardrobes

Built in cupboard.

BEDROOM 3 8'3" x 8'1" (2.51m x 2.46m)

Good sized third bedroom. Built in cupboard.

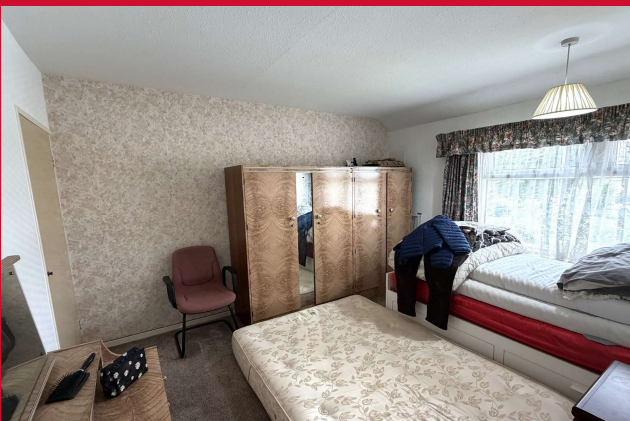
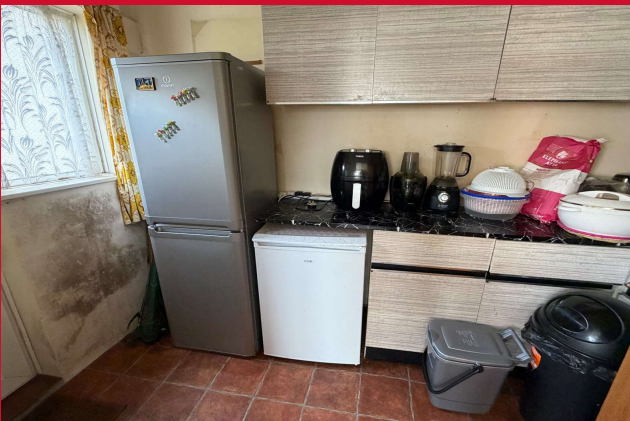
BATHROOM 2 piece bathroom suite. Tiled walls. Heated towel rail.

SEPARATE W.C.

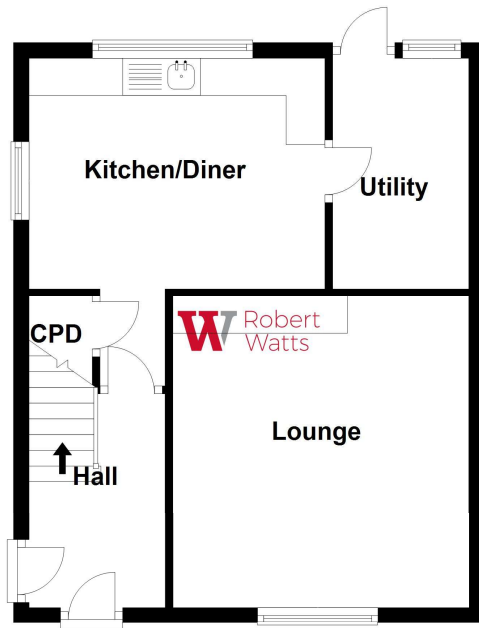
OUTSIDE Garden to front. Pleasant garden to the rear.

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.

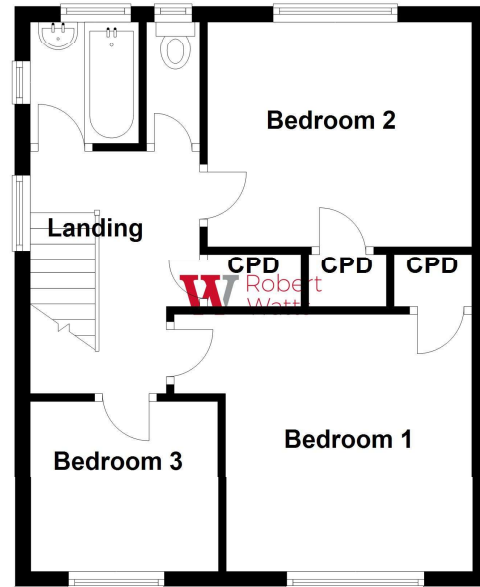
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.
Plan produced using PlanUp.

10 Wansford Close

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	82 B
39-54	E		
21-38	F		
1-20	G		