



## 12 Nunburnholme Walk, Thorpe Edge, Bradford, BD10 8ET

Popular style of semi detached forming part of this ever popular part of BD10 handy for multiple amenities including Sainsburys and B&M. Here we have a 2/3 bedroom example occupying a generously sized plot. Of likely appeal to a variety of buyers including BTL, FTB and young families. Contact Robert Watts to arrange YOUR VIEWING today.

**£130,000**

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**CONSTRUCTION** Please be aware this property is classed as non-standard construction and may require a specialist lender - please discuss with your mortgage broker or contact us for further details.

**COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

**ENTRANCE HALL**

**LIVING ROOM 13'4" x 9'7" (4.06m x 2.92m)**

**DINING ROOM 8' x 9'7" (2.44m x 2.92m)**

**KITCHEN 13'4" x 7'3" (4.06m x 2.2m)**

Selection of wall and base units, work tops, sink unit

**LANDING** Access to loft space

**BEDROOM 1 9'1" x 8'3" (2.77m x 2.51m)**

Useful store closet

**BEDROOM 2 10'3" x 9'5" (3.12m x 2.87m)**

Useful store closet

**OCCASIONAL BEDROOM 3 11'1" (3.38) 5'8" (1.73) plus recess**

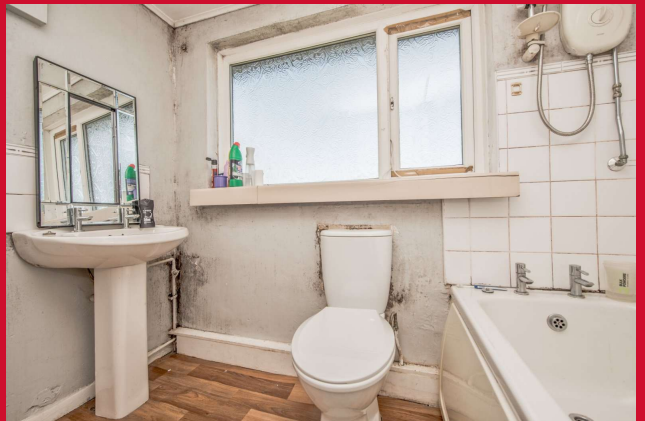
Providing access to bedroom 2

**BATHROOM** Three piece white suite

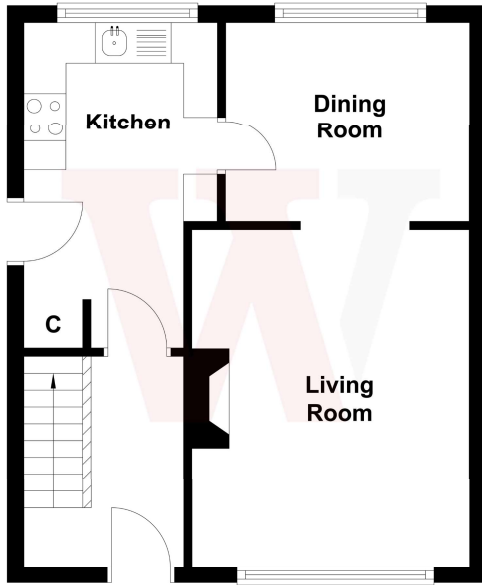
**OUTSIDE** Good size rear garden, garden to front, permanent store

**BUYER INFORMATION** 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.

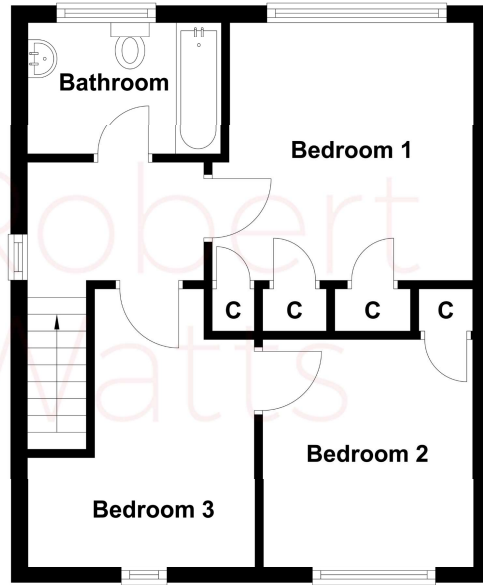
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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