



45 Holme Street, Little Horton, Bradford, BD5 0LE

**** TRADITIONAL FRONT TERRACED PROPERTY ** IN NEED OF FULL MODERNISATION THROUGHOUT ** WOULD MAKE IDEAL FIRST TIME PURCHASE/INVESTMENT PROPERTY WHEN COMPLETED **** Situated within this convenient of localities, close to Medical Centre, St Lukes Hospital and university plus shops and schools close by and good commutor links to the city centre. Briefly comprising: Vestibule leading to lounge, kitchen and basement/One Large bedroom to the first floor with bathroom plus an overall attic room. Viewing is strongly advised.

£55,000

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ENTRANCE VESTIBULE

LOUNGE 13'6" x 14'5" (4.11m x 4.4m)

Good size lounge with feature fireplace

KITCHEN 9'7" x 5'6" (2.92m x 1.68m)

Traditional solid wood kitchen with sink unit wall cupboards, cooker point, plumbing for washer and access to basement

BASEMENT Useful keeping area

FIRST FLOOR

BEDROOM ONE 13'6" x 17'3" (4.11m x 5.26m)

Large bedroom with built in cupboard space and access to the bathroom

BATHROOM Bath and W.C

ATTIC ROOM 13'11" (4.24) x 13'6" (4.11) overall

With skylight and electric store heater

OUTSIDE Gardens to the front

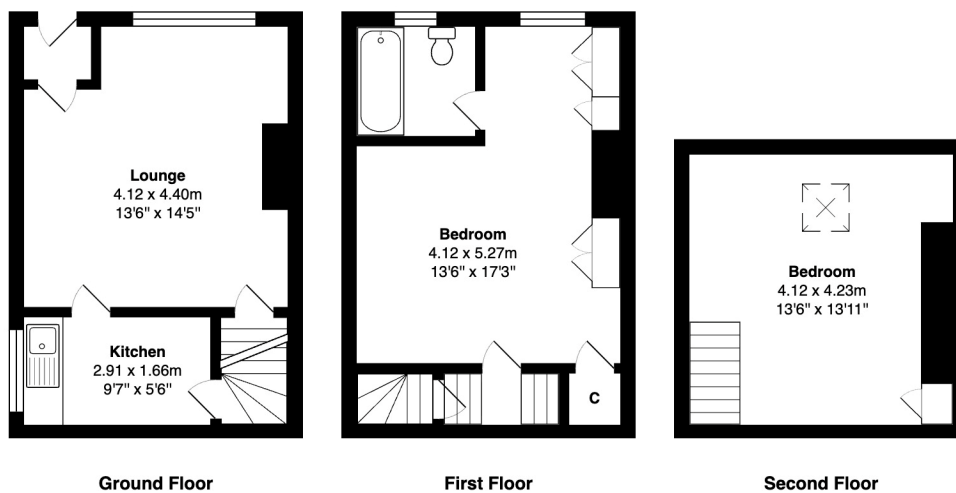
PLEASE NOTE The EPC rating is an F therefore is not suitable for a buy to let mortgage from the majority of lenders. Please take advice from your financial advisor prior to proceeding

BUYER DISCLAIMER 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.

PLEASE NOTE The property is being sold via probate therefore some information may be limited and potential delays expected.

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.





Total Area: 68.7 m² ... 739 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	27 F	
1-20	G		

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