



Holme Bank House Holme Bank, Bradford, BD4 0RG £140,000

Locate are excited to bring to the market this Grade II listed stone built cottage. Comprising of a spacious lounge with an original feature fireplace, kitchen with a cooking range and modern grey fitted units, three piece bathroom suite with shower over the bath and three good sized bedrooms.

The lounge & kitchen are on the ground floor, on the first floor are two bedrooms and the bathroom and on the second floor is the spacious third bedroom.

This property will make an ideal family home and is ready to move into.
Don't delay - call 01274 720900 to arrange your viewing.

The apparatus and services in this property have not been tested by the Agents and we cannot guarantee they are in working order. Buyers are advised to check the viability of these with their solicitors or surveyors.

Locate

The Property Experts

Locate Properties UK LTD

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



@locatehomesbfd

e. info@locatehomes.co.uk



www.locatehomes.co.uk

Registered in England & Wales No. 5161728

Lounge
15'8" x 13'4" (4.80 x 4.065)



Bedroom One
15'8" x 10'2" (4.80 x 3.10)



Lounge Angle 2



Bedroom Two
11'1" x 11'1" (3.40 x 3.38)



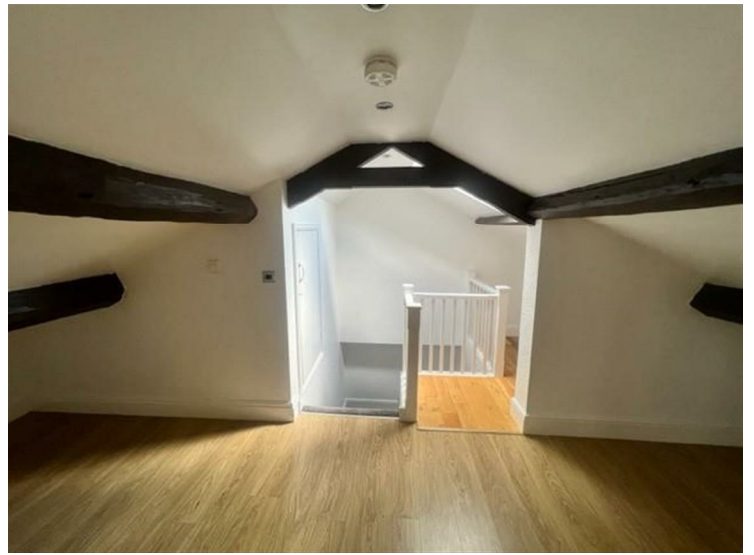
Kitchen
16'2" x 11'1" (4.93 x 3.38)



Bedroom Three
19'10" x 14'9" (6.07 x 4.5)



Bathroom



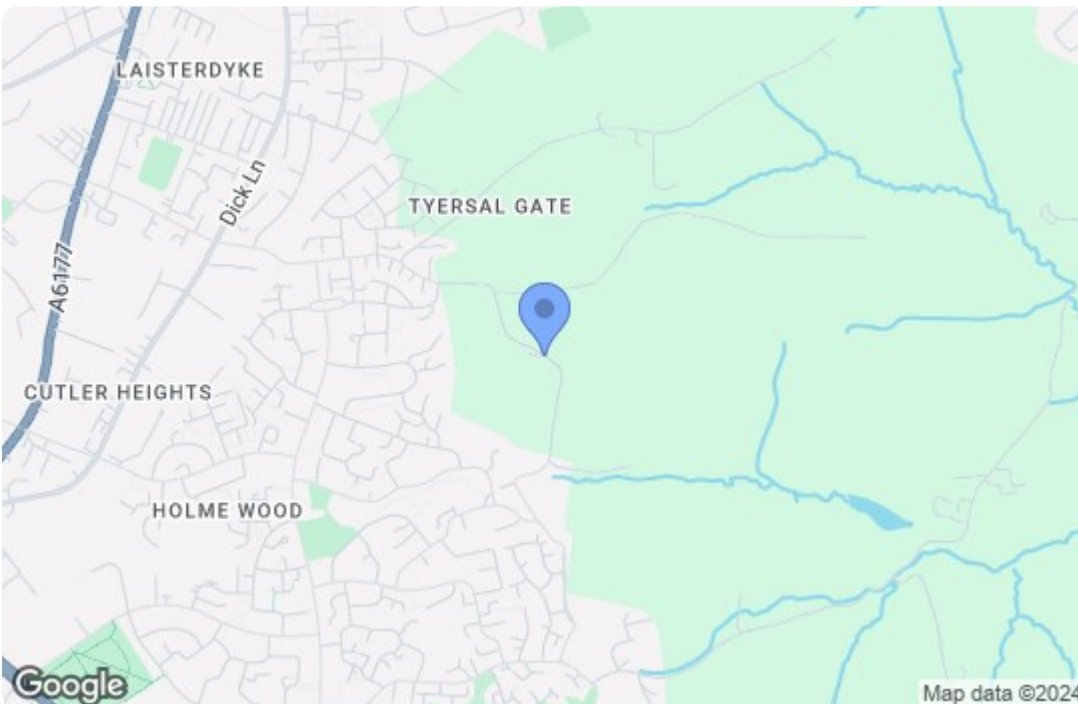
Hallway



Bedroom One Angle 2



Bedroom Three Angle 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		