



## Kesteven Road, Holmewood,

**£99,950**

\* INNER TOWN HOUSE \* THREE BEDROOMS \* REQUIRES MODERNISATION \*  
\* NO CHAIN \* GARDENS \*

If you're looking for your first home or an investment property - then this could be the house for you!!

Three bedroom inner town house which requires some updating.

Benefits from part double glazing, part central heating and briefly comprises reception hall, utility, lounge, kitchen, three first floor bedrooms, two piece house bathroom and a separate wc.

To the outside there are gardens to both front and rear.



## Reception Hall

### Utility

10'1" x 5'2" (3.07m x 1.57m)

### Lounge

11'5" x 13'4" (3.48m x 4.06m)

### Kitchen

13'2" x 10'2" (4.01m x 3.10m)

With stainless steel sink unit.

### First Floor Landing

#### Bedroom One

10'1" x 10'4" (3.07m x 3.15m)

#### Bedroom Two

11'3" x 11'4" (3.43m x 3.45m)

#### Bedroom Three

8'3" x 7'1" (2.51m x 2.16m)

### Bathroom

Two piece suite.

### Separate WC

### Exterior

To the outside there are gardens to both front and rear.

### Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, right onto Balme Rd, continue onto Cliffe Ln, left onto Latham Ln, right onto West Ln, continue on A651 to Bradford for 2.6 miles, left onto Oxford Rd, take the slight left onto Tong St, right onto Broadstone Way, Broadstone Way turns right and becomes Madison Ave, left onto Mansel Mews, left onto Launceston Dr, right onto Broadstone Way, right onto Kesteven Rd.

### TENURE

FREEHOLD

### Council Tax Band

A



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)