



## Offers In The Region Of £100,000

TWO BEDROOM terraced property. Located in a popular residential area, close a variety of amenities and conveniently located for access towards the motorway network. Benefiting from gas central heating, UPVC double glazing and courtyard garden to the front.

The property comprises briefly: Entrance, Lounge-Kitchenette, Cellar, two Bedrooms and house Bathroom. Externally is an enclosed courtyard style garden to the front.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

# Holme Lane, Bradford, West Yorkshire



Cellar

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.  
**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**  
 PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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>	
	88		
	61		

Not energy efficient - higher running costs  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC