



**WATTS & CO**  
PROPERTY DONE PROPERLY



**Thorn Royd Drive**  
Holmewood, Bradford BD4 0NR

**Asking Price Of £79,950**

# Property Features

- Semi Detached
- Two Double Bedrooms
- Dining Kitchen
- Downstairs WC
- Bathroom
- Rear Garden
- Currently Let At £495pcm
- Ideal For First Time Buyer Or Investor
- Holmewood Location
- Cul De Sac Position

## Full Description

Watts & Co are pleased to welcome to the market this TWO DOUBLE BEDROOM SEMI DETACHED in the Holmewood area of Bradford. The property has a GOOD SIZE DINING KITCHEN, a downstairs cloakroom, lovely LIVING ROOM, a house bathroom and a GARDEN to the REAR. The property is CURRENTLY LET at £495pcm but we could see an UPLIFT in rent to £525 pcm. The property would be IDEAL for a FIRST TIME BUYER or an INVESTOR. Early viewing RECOMMENDED to appreciate the accommodation on offer.

### ENTRANCE HALL

The entrance hall is located to the front and comprises of; a uPVC door, a gas central heating radiator and stairs leading to the first floor.

### LIVING ROOM

13' 4" x 9' 5" (4.08m x 2.89m)

The living room briefly comprises of; a double glazed window facing to the front and a gas central heating radiator.

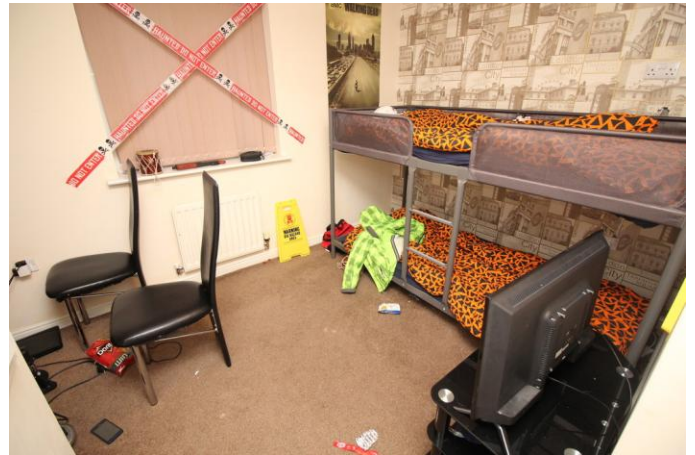
### CLOAKROOM

The downstairs cloakroom briefly comprises of; a WC, a wash hand basin and a gas central heating radiator.

### DINING KITCHEN

12' 5" x 7' 8" (3.81m x 2.36m)

The dining kitchen briefly comprises of; a range of wall and base units with complimentary work surface, a white sink and drainer unit, space for an automatic washing machine, an electric oven and a



gas hob with cooker hood over, space for a dining table, a double glazed window facing to the rear and a door leading to the rear garden.

#### LANDING

The landing has stairs leading from the ground floor to the first floor.

#### BEDROOM ONE

12' 6" x 8' 0" (3.82m x 2.44m)

Bedroom one briefly comprises of; a double glazed window facing to the rear and a gas central heating radiator.

#### BEDROOM TWO

8' 0" x 12' 6" (2.45m x 3.82m)

Bedroom two briefly comprises of; a double glazed window facing to the front and a gas central heating radiator.

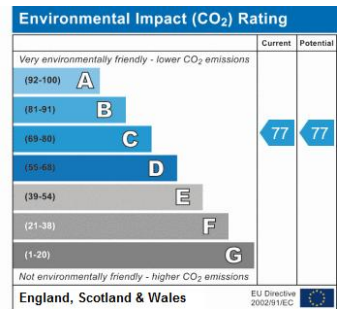
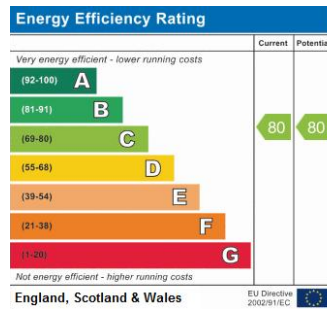
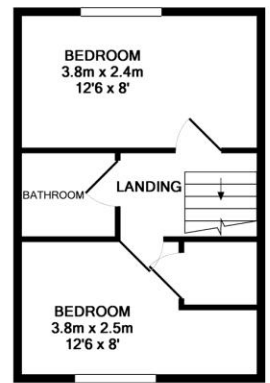
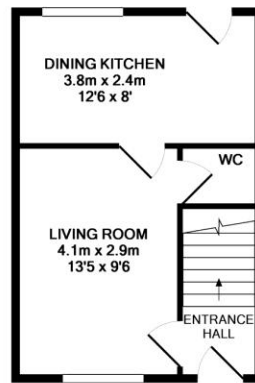
#### BATHROOM

The bathroom briefly comprises of; a bath with mixer taps, WC, wash hand basin, partly tiled, an extractor fan and a gas central heating radiator.

#### TO THE OUTSIDE

To the rear there is a rear garden which is paved and boundary fencing.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements