



## 19 Knowles Avenue, Holmewood, Bradford, BD4 9AJ

**NO CHAIN:** Well presented SEMI DETACHED, which we feel would make an ideal buy for FIRST TIME BUYERS. The house has 2 BEDROOMS and outside has a GOOD SIZED REAR GARDEN, plus AMPLE PARKING to front and side for several vehicles.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, 2 Bedrooms & Bathroom.

**Asking Price £125,000**

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# 19 Knowles Avenue, Holmewood, Bradford, BD4 9AJ

## **ENTRANCE HALL**

### **LOUNGE 12'1" x 10'5" (3.68m x 3.18m)**

Archway to Kitchen.

### **KITCHEN 14'2" x 9'5" (4.32m x 2.87m)**

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor. Useful storage cupboard.

## **LANDING**

### **BEDROOM 1 13' x 11'4" (3.96m x 3.45m)**

### **BEDROOM 2 10'6" x 9'9" (3.2m x 2.97m)**

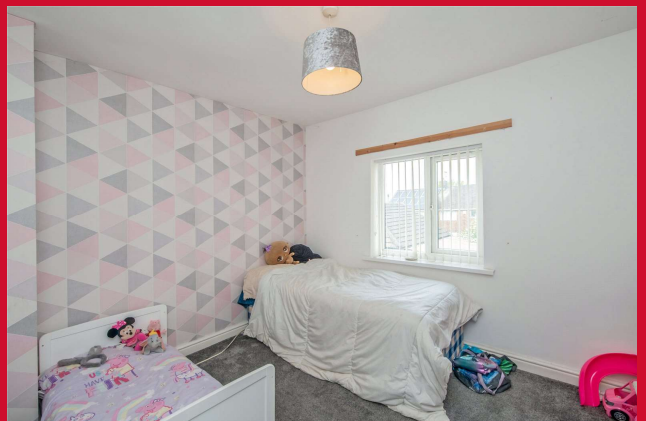
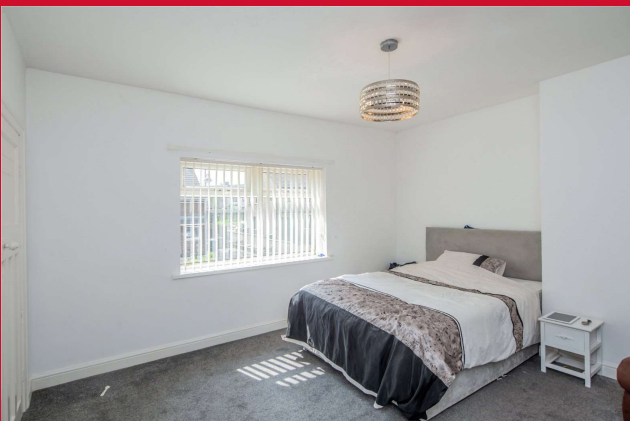
**BATHROOM/W.C** White bathroom suite with shower over the bath.

**OUTSIDE** Tarmac drive to the front and side, with ample parking for several cars and vehicles. Good sized enclosed garden to the back.

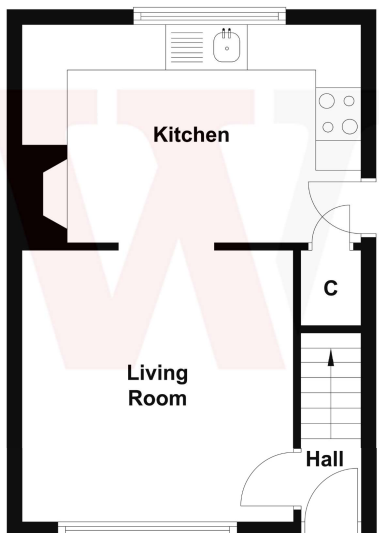
**TENURE** Freehold

**COUNCIL TAX BAND** A - Bradford

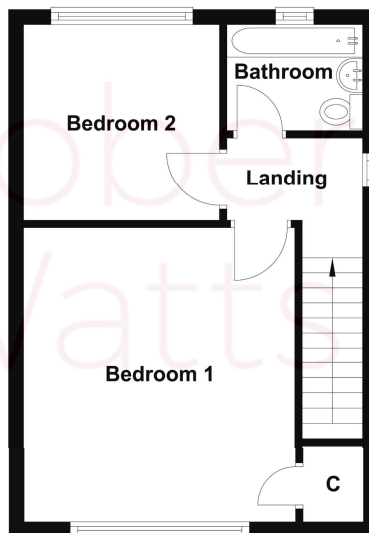
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	