



28 Holme Lane, Tong Street, Bradford, BD4 0QA

4 BEDROOMS: Well presented INNER THROUGH TERRACE, providing 4 BEDROOMED family sized accommodation. Ideally located close to all amenities. uPVC DG, PARKING/GARDEN to rear. MUST BE VIEWED TO APPRECIATE. Comprises: Vestibule, Hallway, Lounge, Dining Kitchen, 4 Bedrooms, Bathroom.

Asking Price £125,000

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HALLWAY

LOUNGE 11'7" (3.53) x 10' (3.05) (into alcove)

Feature fireplace with gas fire.

KITCHEN/DINER 13'2" x 10'6" (4.01m x 3.2m)

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

LANDING

BEDROOM 1 11'9" (3.58) x 10'9" (3.28) (into alcove)

Laminate flooring.

BEDROOM 2 13' x 8' (3.96m x 2.44m)

Fitted wardrobes into alcove.

ATTIC BEDROOM 3 13'5" x 8' max (4.1m x 2.44m max)

ATTIC BEDROOM 4 9'3" x 9'3" max (2.82m x 2.82m max)

Currently used as an office

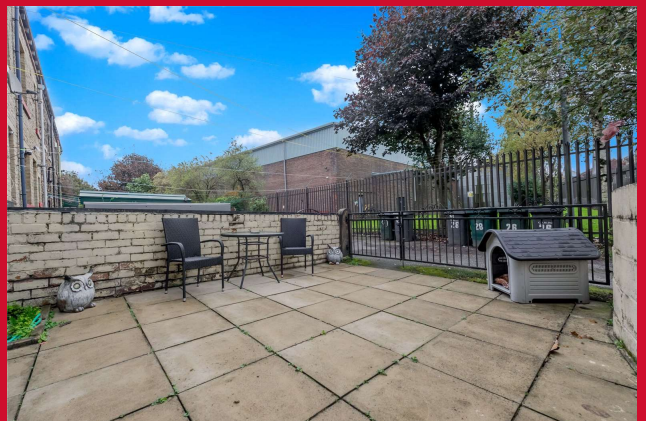
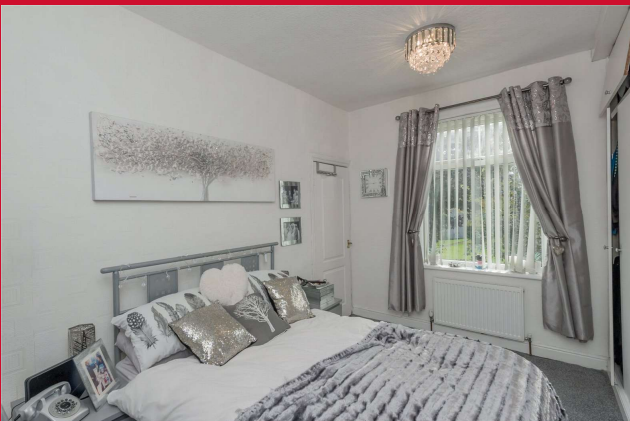
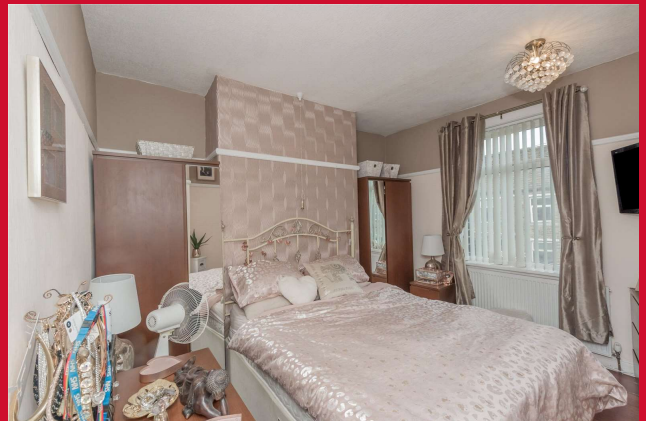
BATHROOM 3 piece white bathroom suite with 1/2 tiles walls. Separate shower cubicle.

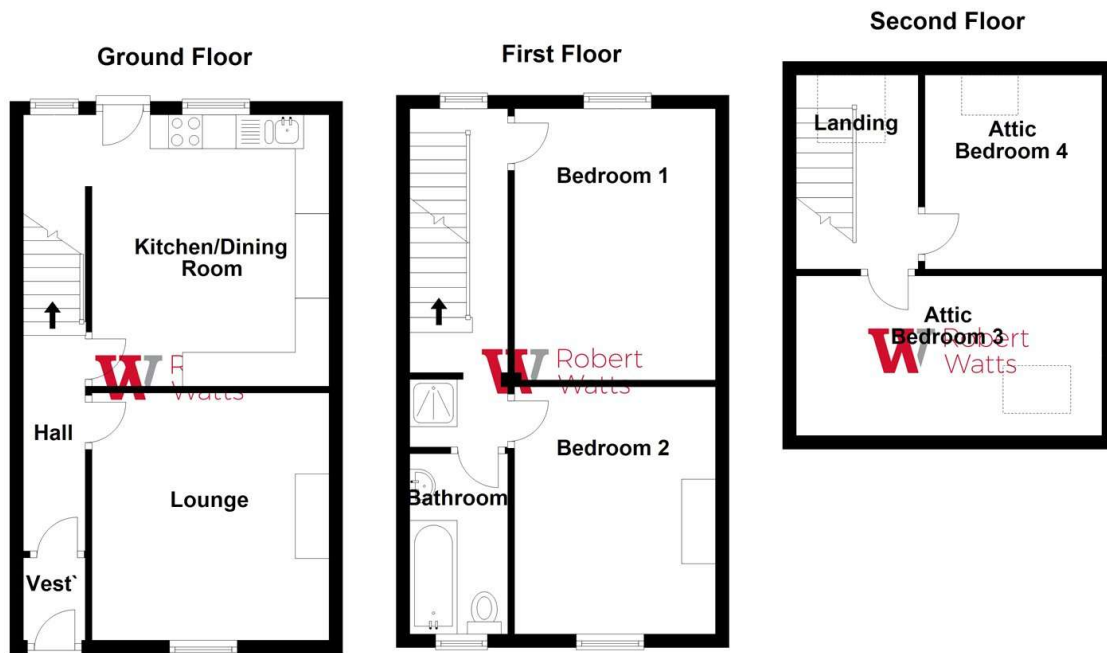
OUTSIDE Small yard to the front and yard to the rear.

COUNCIL TAX BAND A

TENURE Freehold

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.





Please note this floor plan is not to scale and should not be relied on a basis to purchase this property.
Plan produced using PlanUp.

28 Holme Lane

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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