



Holmebank House, 20 Holme Bank, Ned Lane, Tyersal, Bradford, BD4 0RG

3 BEDROOMS: Grade 2 Listed Cottage offering much charm & character. The property was renovated in 2006, but originally dates back to the early 1700's, when it was part of The farmstead, known as Holme Bank Farm.

Retains many original features, including exposed roof beams, mullioned windows and feature fireplace.

Situated in this semi-rural location with enviable views, but close to both Bradford and Leeds & Pudsey Train Station and nearby walks to Black Carr Woods.

Asking Price £150,000

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GROUND FLOOR

LOUNGE 16'2" x 13'4" max (4.93m x 4.06m max)

Impressive "period style" fireplace, with log burner stove fire. Beamed ceiling.

DINING KITCHEN 16'2" x 11'2" (4.93m x 3.4m)

Well equipped kitchen, with range of base and wall units and granite work surfaces. Built in dishwasher. Access to useful basement cellar.

FIRST FLOOR

DOUBLE BEDROOM 1 16'2" x 10'2" max (4.93m x 3.1m max)

DOUBLE BEDROOM 2 16'2" x 11'1" (4.93m x 3.38m)

Stone mullioned window and sill. Beamed ceiling.

TOP FLOOR

BEDROOM 3 19'11" x 14'9" max (6.07m x 4.5m max)

Great, top floor room with Velux roof light and window to the gable wall. Storage to the eaves. Beamed ceiling.

BATHROOM 3 Piece bathroom with shower over bath. Stone mullioned window.

OUTSIDE Externally, this property has parking space for two cars and the front garden comprises of paved pathway with low maintenance grass area.

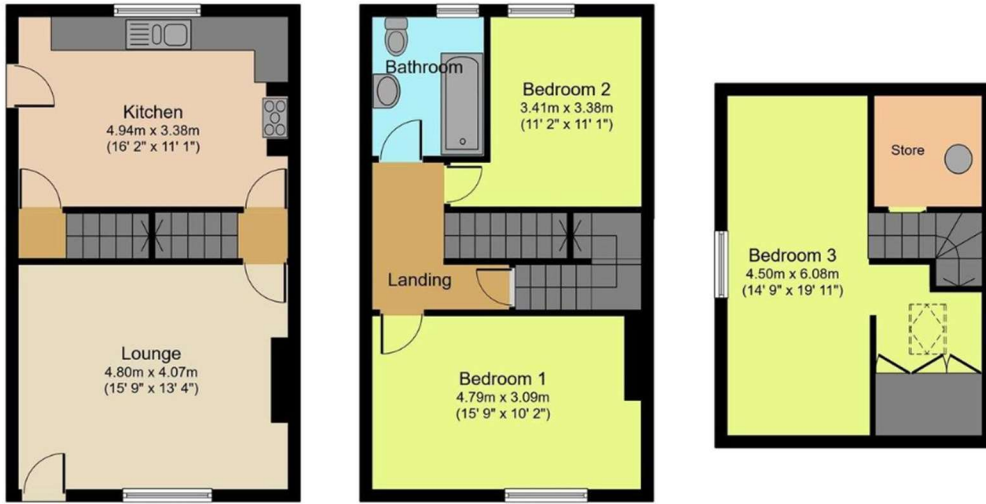
TENURE Freehold

COUNCIL TAX Bradford Council

Band D

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		56
(21-38) F		
(1-20) G	11	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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