



## **35 St. Margarets Avenue, Holmewood, Bradford, BD4 9AQ**

**NO CHAIN:** Good sized Semi Detached which would make an ideal family home. Situated in this popular location, within walking distance to the Primary School. Provides 3 bedrooms, along with gardens, driveway and garage. Not to be missed.

**Asking Price £135,000**

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## FRONT PORCH

## ENTRANCE HALL

**THROUGH LOUNGE/DINING ROOM 20'9" (6.32) x 13' (3.96) narrowing to 11' (3.35)**

## KITCHEN 9' x 7'7" (2.74m x 2.3m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. 2 pantry's

## LANDING

## BEDROOM 1 11'2" x 10'3" (3.4m x 3.12m)

Built in cupboard.

## BEDROOM 2 11'5" x 8'5" (3.48m x 2.57m)

2 built in cupboards.

## BEDROOM 3 8'7" x 8'2" max (2.62m x 2.5m max)

**SHOWER ROOM** Corner shower cubicle, Vanity sink unit. Heated towel rail. Tiled walls.

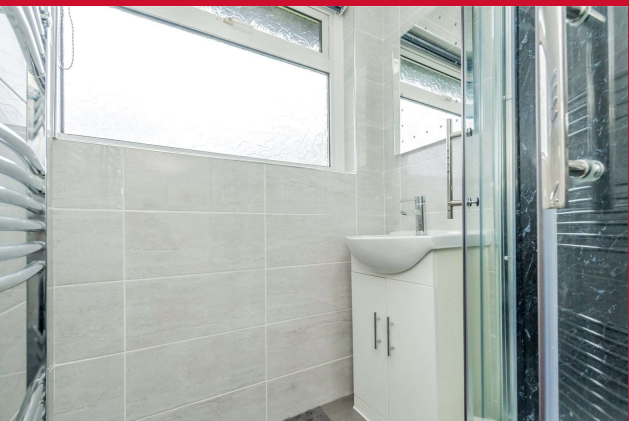
## SEPARATE W.C.

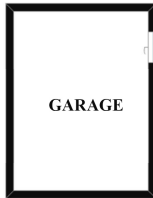
**OUTSIDE** Access via gates to driveway providing ample parking leading to GARAGE. Pleasant enclosed low maintained garden to the rear.

**TENURE** Freehold

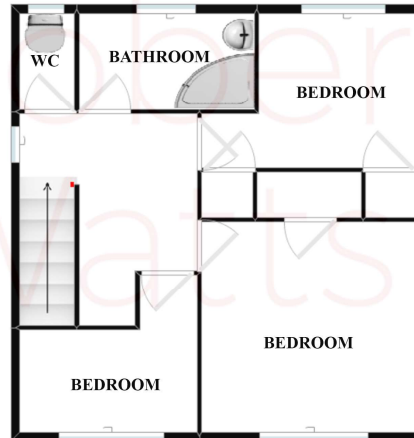
**COUNCIL TAX BAND** A - Bradford

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>66</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	