



18 Knowles Avenue, Holmewood, Bradford, BD4 9AJ

Very well presented Semi Detached that would make an a perfect family home. Provides 3 Bedrooms and situated on the fringe of the estate. Outside, lovely gardens and parking. Must viewed.

The accommodation comprises: Entrance Hall, Lounge, Kitchen, 3 Bedrooms & Shower Room.

Asking Price £130,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

18 Knowles Avenue, Holmewood, Bradford, BD4 9AJ

ENTRANCE HALL

LOUNGE 18'3" x 11'9" (5.56m x 3.58m)

Attractive fireplace with gas fire. uPVC French doors leading to the garden.

DINING KITCHEN 20'3" x 6'7" (6.17m x 2m)

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

LANDING

BEDROOM 1 11'9" x 10'7" (3.58m x 3.23m)

BEDROOM 2 10'7" x 10'2" (3.23m x 3.1m)

BEDROOM 3 9'2" x 7'2" (2.8m x 2.18m)

SHOWER ROOM/W.C. White suite with corner shower cubicle.

OUTSIDE Garden to the front. Lovely garden at the back.

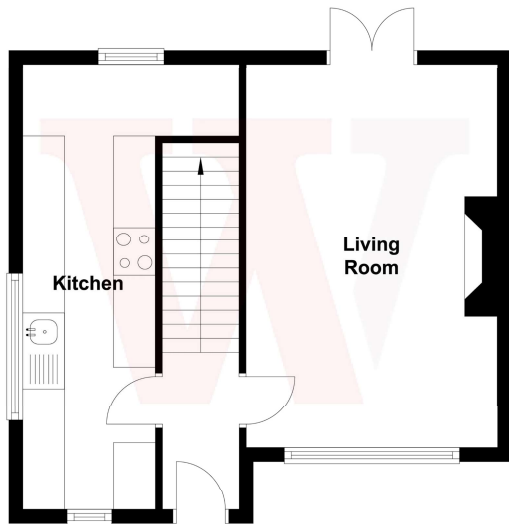
TENURE Freehold

COUNCIL TAX BAND A - Bradford.

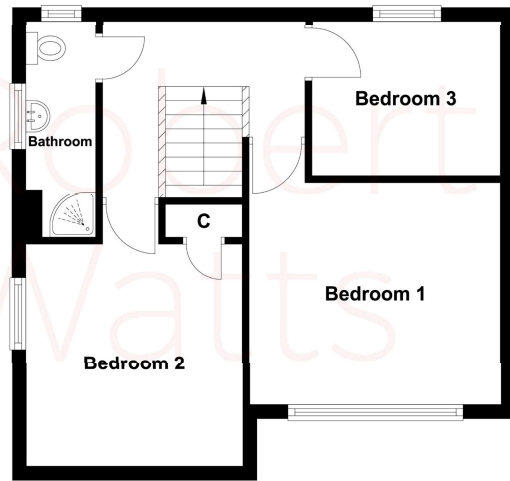
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(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	

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

[RWEstateAgents](https://www.facebook.com/RWEstateAgents)
[@robertwatts_](https://twitter.com/robertwatts_)

arla | [propertymark](https://www.propertymark.co.uk) naea | [propertymark](https://www.propertymark.co.uk)