



## **11 Knowles Avenue, Holmewood, Bradford, BD4 9AJ**

SWIFT MOVE SALE -QUICKER COMPLETION: Ask for more information.

Well presented Semi Detached that has been lovingly cared for by the present owner. Would make a perfect family home for the new buyer. Provides 3 bedrooms, with the added features of having a downstairs WC and a conservatory. Outside, there is good parking and a pleasant garden at the back. Available with NO CHAIN.

**Asking Price £145,000**

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**SWIFT MOVE LEGAL PACK** The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

## ENTRANCE PORCH

## HALLWAY

### LOUNGE 12' (3.66) x 9' (2.74) + chimney breast

Feature fireplace with gas fire.

### DINING KITCHEN 15' (4.57) x 11' (3.35) + chimney breast

Range of kitchen units, worktops and sink unit. Built in double oven, separate hob and extractor.

## DOWNSTAIRS W.C.

**CONSERVATORY** in uPVC.

## LANDING

### BEDROOM 1 12' (3.66) x 8' (2.44) + chimney breast

Full height and width fitted wardrobes.

### BEDROOM 2 11'10" x 10' max (3.6m x 3.05m max)

### BEDROOM 3 6' (1.83) x 6' (1.83) + stairhead

**BATHROOM/W.C** White bathroom suite with shower over the bath. Vanity sink unit. Heated towel rail.

**OUTSIDE** Low maintenance garden to the front. Driveway to side. Lovely garden to the rear.

**TENURE** Freehold

**COUNCIL TAX BAND** B - Bradford

**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

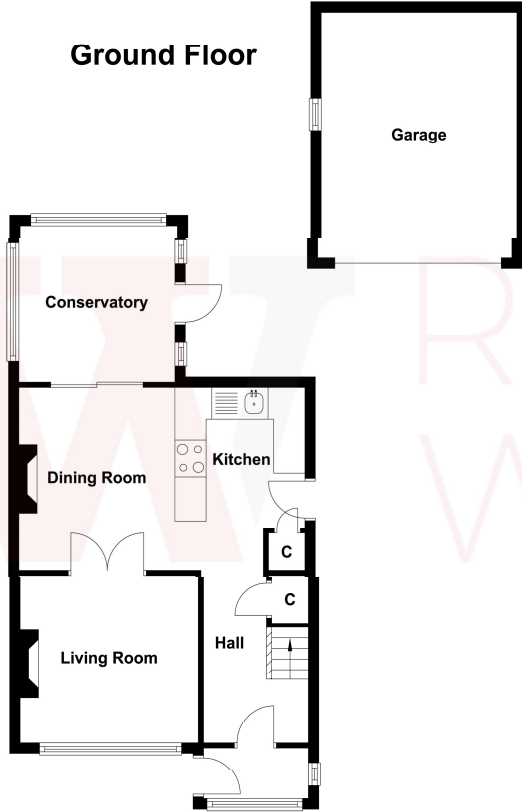
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

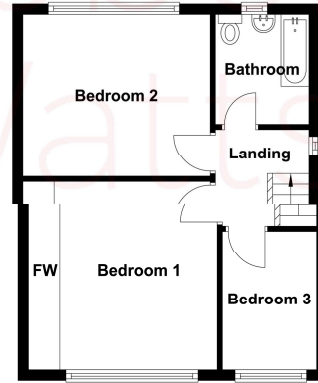




**Ground Floor**



**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>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	