



## 102 Knowles Lane, Holmewood, Bradford, BD4 9AR

**NO CHAIN:** Well presented Semi Detached that we feel will make an ideal family home. Much improved in recent years, with lovely open plan living to the ground floor. Modern kitchen and bathroom. To the outside, gardens, parking and garage. Not to be missed.

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

**Asking Price £140,000**



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## ENTRANCE HALL

### LOUNGE/DINER 21' (6.4) x 12'11" (3.94) open to the kitchen

Lovely 21 foot, open plan lounge/diner with uPVC sliding doors leading to the garden.

### KITCHEN 8'11" x 8' (2.72m x 2.44m)

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

## LANDING

### BEDROOM 1 10' x 10' (3.05m x 3.05m)

Built in cupboard.

### BEDROOM 2 11' x 8' (3.35m x 2.44m)

Built in wardrobe.

### BEDROOM 3 8' x 7'11" max (2.44m x 2.41m max)

**SHOWER ROOM/W.C** Modern white suite with corner shower cubicle.

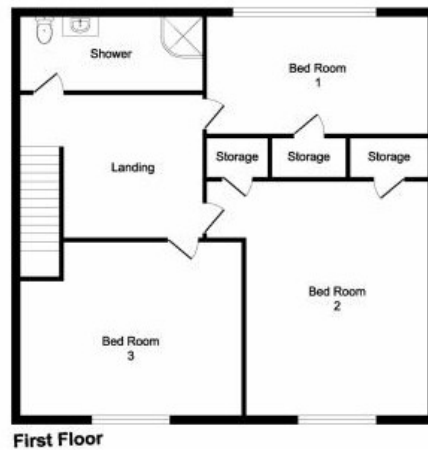
**OUTSIDE** Garden to front, driveway and GARAGE. Enclosed garden to the rear with decking terrace.

**SOLAR PANELS** The Seller has advised the Solar Panels are on a 25 year lease with A Shade Greener, installed approximately 2013.

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		