



## **16 Leamside Walk, Holmewood, Bradford, BD4 0LD**

**NO CHAIN:** Well presented END TOWN HOUSE, situated ON THE FRINGE OF THE ESTATE, at the end of a CUL DE SAC. Provides 3 BEDROOMS with lovely OPEN ASPECT VIEWS to the front. Must be viewed to appreciate.

The accommodation comprises: Hall, Lounge, Kitchen, Rear Hall, 3 Bedrooms & Bathroom.

**Offers Over £120,000**

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**ENTRANCE HALL** Entrance hall

**REAR ENTRANCE HALL 9'1" x 5' (2.77m x 1.52m)**

Rear entrance hall

**LOUNGE 13' x 11' (3.96m x 3.35m)**

Lounge

**KITCHEN 12' x 10' (3.66m x 3.05m)**

Well equipped kitchen with a range of wall and base units with central island, breakfast bar and range cooker

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

Built in wardrobes

**BEDROOM 2 11' x 10' (3.35m x 3.05m)**

**BEDROOM 3 8' x 6' (2.44m x 1.83m)**

**SHOWER ROOM** Shower room with walk in shower cubicle

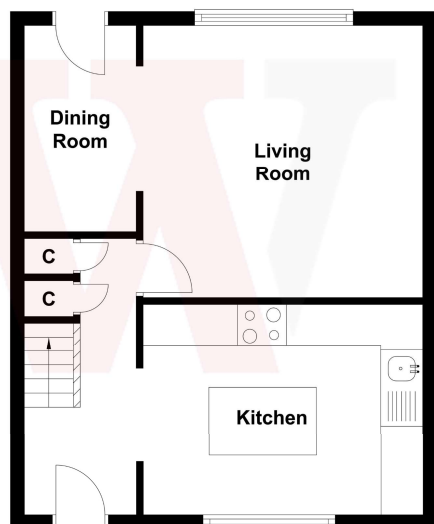
**EXTERIOR** Situated at the end of a quiet cul de sac, with ample off street parking and garden at the back. Garden at the front with open aspect views.

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.

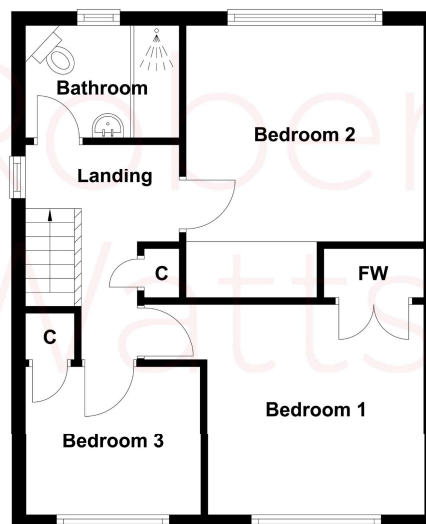




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 