



## **19 Holme Wood Road, Holmewood, Bradford, BD4 9EA**

**4 BEDROOMS:** Impressive END TOWN HOUSE, which provides FAMILY SIZED 4 BEDROOMS accommodation. The house has been much improved in recent years and is very well presented with modern kitchen and shower room. Situated off Cutler Heights Lane on the edge of the estate. **VIEWING IS ESSENTIAL.**

**Asking Price £149,000**

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## ENTRANCE

## HALLWAY

### LOUNGE 13' (3.96) (into square bay window) x 12' (3.66)

Attractive fireplace with a log burning stove.

### DINING KITCHEN 18' x 9'11" (5.49m x 3.02m)

Lovely kitchen with a range of wall and base units, worktops and sink unit. Built in oven and hob. uPVC French doors to the garden.

## LANDING

### BEDROOM 1 12'11" x 11'11" Max (3.94m x 3.63m Max)

Built in wardrobe

### BEDROOM 2 12' x 11' (3.66m x 3.35m)

Built in wardrobe

### BEDROOM 3 10'10" x 6' (3.3m x 1.83m)

### BEDROOM 4 9' x 4' (2.74m x 1.22m)

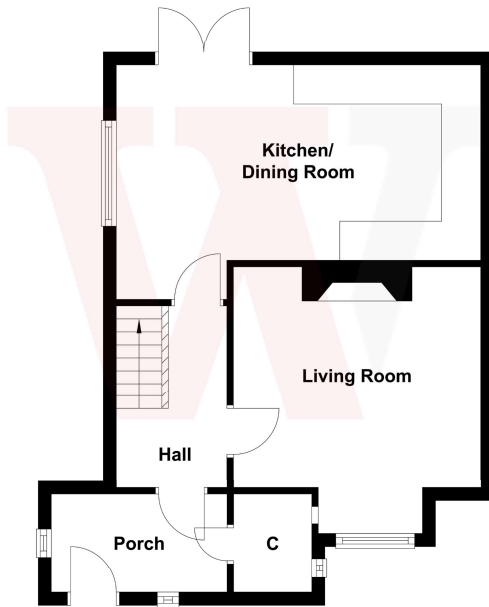
**SHOWER ROOM/WC** Modern suite, corner shower cubicle. Vanity sink unit. Heated towel rail.

**OUTSIDE** Enclosed, secure driveway with ample parking to the side. Pleasant garden at the back.

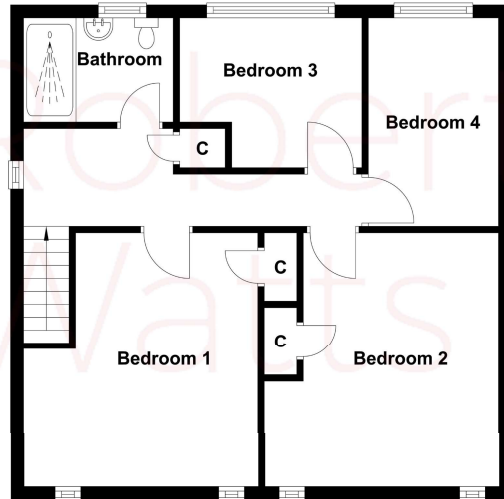
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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>84</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	