



20 Knowles Avenue, Holmewood, Bradford, West Yorkshire, BD4 9AJ

Very well presented Semi Detached that would make an a perfect family home. Provides 3 Bedrooms, with a lovely good sized back garden. Situated on the fringe of the estate, within a short walk to Knowleswood Primary School.

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

Asking Price £145,000

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ENTRANCE HALL

LOUNGE/DINING ROOM 18' x 12' max (5.49m x 3.66m max)

BREAKFAST KITCHEN 21' x 7' (6.4m x 2.13m)

Well equipped kitchen with a good range of base and wall units, worktops, sink unit and breakfast bar.

LANDING

BEDROOM 1 11'10" x 10' (3.6m x 3.05m)

BEDROOM 2 10' x 10' max (3.05m x 3.05m max)

BEDROOM 3 8' x 7' (2.44m x 2.13m)

BATHROOM/W.C. Super modern bathroom suite including corner bath with shower. Heated towel rail.

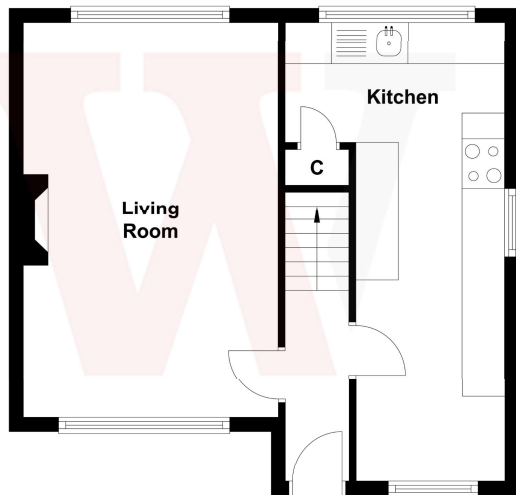
OUTSIDE Gardena and driveway/parking to front. Lovely, good sized enclosed back garden with decking terrace and shed.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

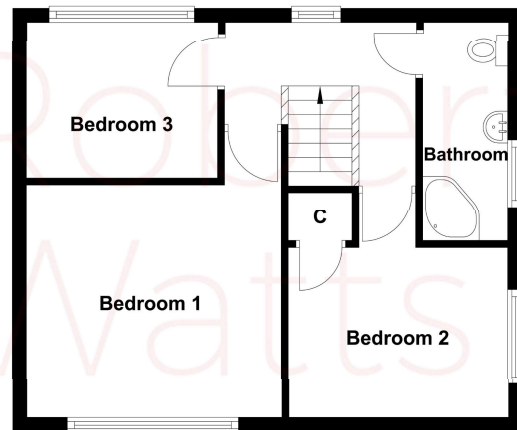
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



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

66 D

81 B