



33 Landscope Avenue, Holmewood, Bradford, West Yorkshire, BD4 0HX

PERFECT FAMILY HOME.

Well presented Semi Detached that has 3 good sized bedrooms and would make a lovely family home. Situated in this ever popular area, close to local primary schools and a short walk to Tong High School. Occupies a good sized plot with driveway/parking to the front. At the back is a pleasant enclosed garden.

NOT TO BE MISSED.

Asking Price £150,000

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ENTRANCE HALL Hallway

LOUNGE 13'10" (4.22) into square bay window x 12' (3.66)

DOWNSTAIRS W.C.

KITCHEN 18'10" x 10' (5.74m x 3.05m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit, built in oven and hob. uPVC door to garden.

LANDING Built in airing cupboard.

BEDROOM 1 11' x 10' (3.35m x 3.05m)

Built in cupboards.

BEDROOM 2 11' x 9' (3.35m x 2.74m)

Built in cupboards.

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

BATHROOM Three piece bathroom suite with shower. Tiled walls.

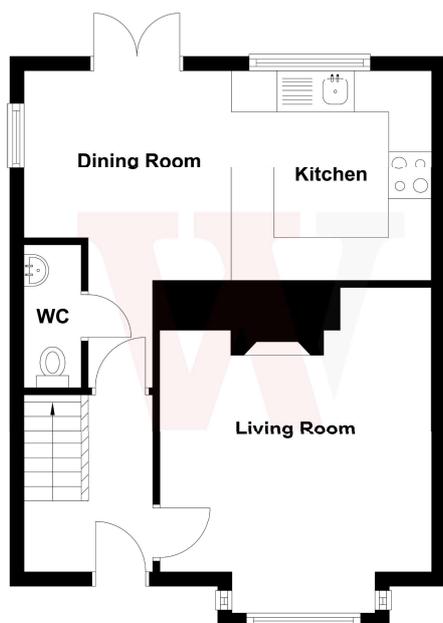
EXTERIOR Driveway off street parking, lovely good sized garden with paved patio

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.

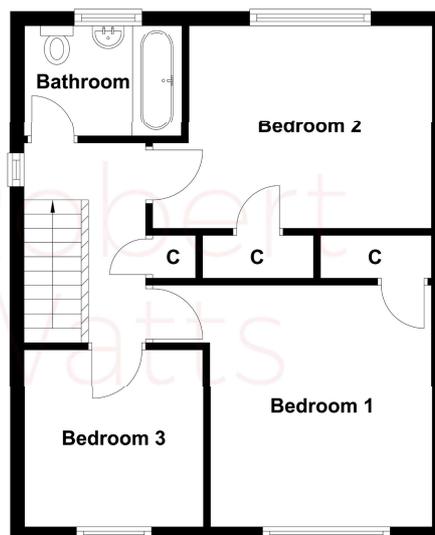
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		