



16 Denbury Mount, Holmewood, Bradford, West Yorkshire, BD4 9AU

LOVELY ENCLOSED GARDEN.

Do not miss out on this very well presented END TOWNHOUSE, that provides 3 BEDROOMS and has a super, LARGER THAN AVERAGE BACK GARDEN. Set back from the main road, the house would make a perfect buy from first time buyers/owner occupiers. A detailed viewing is essential.

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

Asking Price £130,000

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ENTRANCE HALL Entrance hall

LOUNGE 16' x 12'10" Max (4.88m x 3.9m Max)

Dual aspect Lounge, with 2 windows.

DINING KITCHEN 19' x 8'10" (5.8m x 2.7m)

Super well equipped 19 foot Kitchen with a range of wall and base units, sink unit and worktops. Useful understair store cupboard.

LANDING

BEDROOM 1 12'11" x 10' (3.94m x 3.05m)

Dual aspect bedroom with 2 windows.

BEDROOM 2 11' x 8'10" (3.35m x 2.7m)

Built in cupboard

BEDROOM 3 8'11" x 8' Max (2.72m x 2.44m Max)

BATHROOM White bathroom suite with shower over the bath, part tiled walls. Vanity sink unit.

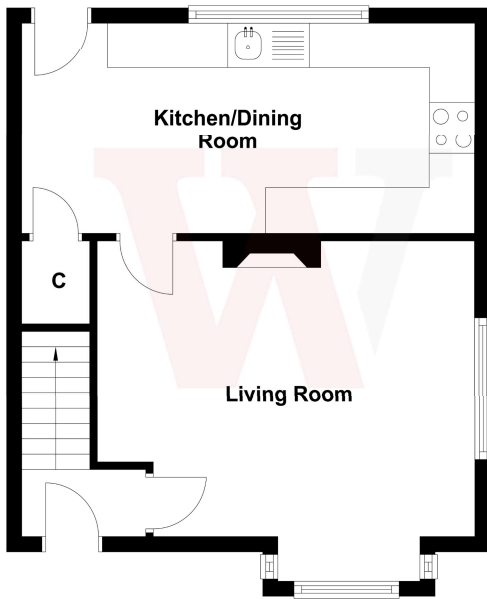
OUTSIDE Situated set back from the road, with off street parking/drive to the front. At the back is a super, larger than average enclosed garden.

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.

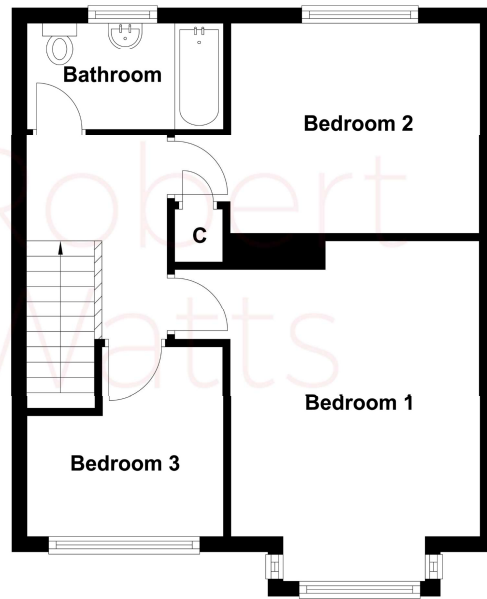
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		