



31 Holmefield View, Bradford, West Yorkshire, BD4 0TJ

NO CHAIN: Well presented 2 BEDROOMED SEMI DETACHED likely to favour First Time Buyers. Occupying a cul de sac position, on the fringe of the estate that is ideally located close to both Leeds and Bradford. With a **DOUBLE GARAGE**, further benefits include Central Heating and Double Glazing. Not to be missed.

The accommodation comprises: Entrance Hall, Lounge, Dining Kitchen, 2 Bedrooms & Bathroom

Asking Price £130,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **T** @robertwatts_

arla | propertymark naea | propertymark

31 Holmefield View, Bradford, West Yorkshire, BD4 0TJ

ENTRANCE HALL

LOUNGE 11' x 10' (3.35m x 3.05m)

DINING KITCHEN 13' x 9' (3.96m x 2.74m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit, under stairs storage cupboard

BEDROOM 1 12' x 10' (3.66m x 3.05m)

Built in wardrobes

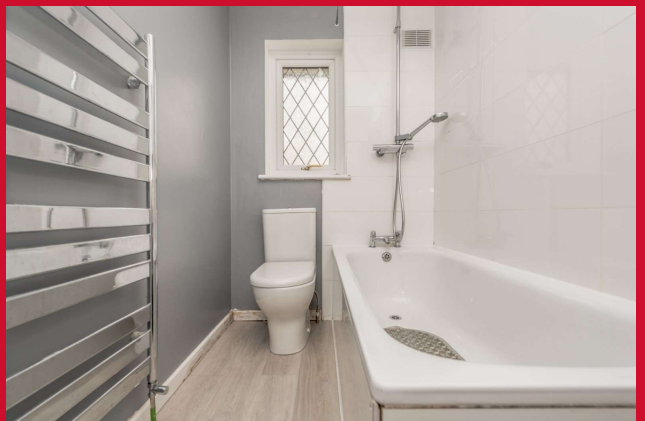
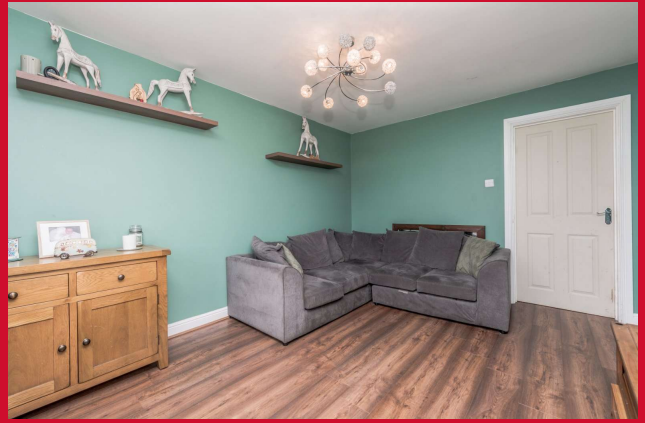
BEDROOM 2 10' x 8' (3.05m x 2.44m)

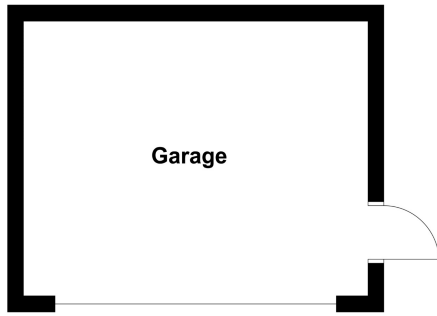
BATHROOM White bathroom suite and vanity sink unit, heated towel rail

OUTSIDE Cul de sac position, with open garden at the front. Shared driveway, leading to Double Garage. Garden to the back.

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.

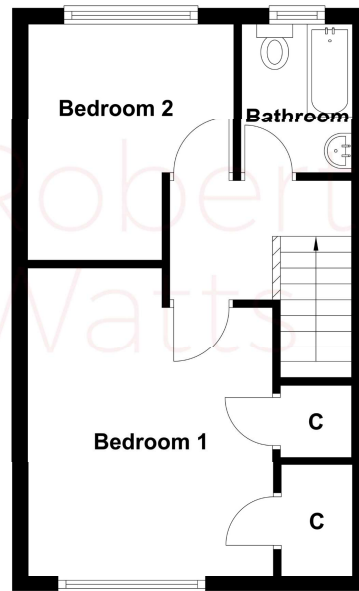
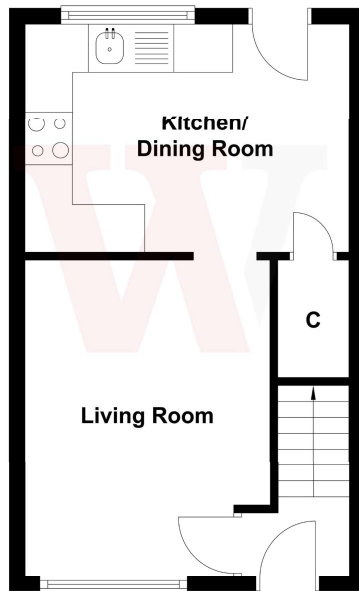
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		