



16 Englefield Crescent, Holmewood, Bradford, West Yorkshire, BD4 0PL

SUPER LARGE REAR GARDEN.

Very well presented SEMI DETACHED occupying a larger than average plot position with a lovely GARDENS TO 3 SIDES, which includes one of LARGEST REAR GARDENS on the estate. Provides 2 Double Bedrooms and has been recently painted and decorated. All now ready for the new buyer to move in, with some kitchen appliances included.

Situated in this ever popular area between Leeds and Bradford. Ideal for family buyers. Close to local school. Great transport links with a nearby bus stop The accommodation comprises: Entrance Hall, Lounge, Dining Kitchen, 2 Bedrooms & Bathroom.

Asking Price £135,000

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ENTRANCE HALL Upvc door

LOUNGE 12'7" x 11' max (3.84m x 3.35m max)

Multi fuel stove fire, built into chimney breast

DINING KITCHEN 17'3" x 8'2" (5.26m x 2.5m)

Well equipped kitchen with a range of wall and base units, worktops and sink unit, built in oven, hob and extractor fan, Upvc French doors to garden. Many appliances to be sold with the house, including: fridge, washing machine, tumble dryer, dishwasher, iron, ironing board, vacuum cleaner.

DOUBLE BEDROOM 1 14'4" x 8'5" (4.37m x 2.57m)

Built in wardrobes

DOUBLE BEDROOM 2 11'1" x 10'5" (3.38m x 3.18m)

Built in wardrobes

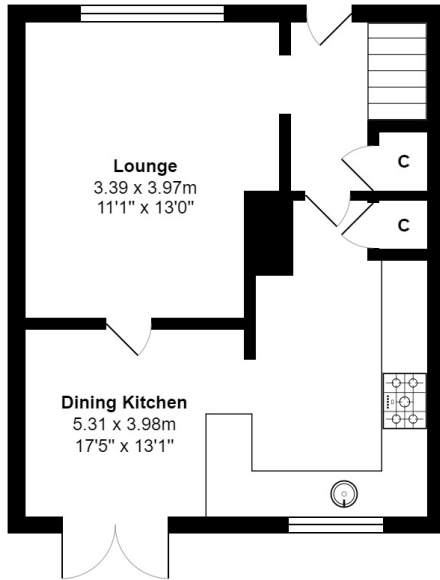
BATHROOM Three piece bathroom suite, mixer shower over the bath, fitted vanity sink unit, tiled walls and heated towel rail

EXTERIOR The house has gardens to 3 sides and has one of the largest rear gardens on the estate and has to be seen to appreciate and offers highly versatile outdoor space. Paved patio terrace, along with outhouse/store room.

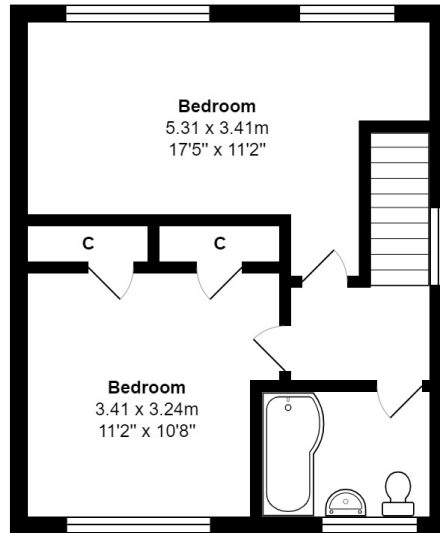
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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

Total Area: 71.1 m² ... 765 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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