



81 Knowles Lane, Holmewood, Bradford, West Yorkshire, BD4 9AP

4 BEDROOMS + LOFT ROOM.

Do not miss out on this impressive INNER TOWN HOUSE, that has been significantly improved and enhanced in recent years to create a super FAMILY HOME. Provides 4 BEDROOMS + LOFT ROOM, with spacious lounge and 21 foot kitchen and ground floor utility room and WC.

To the outside is ample enclosed driveway/parking along with a lovely landscaped enclosed back garden.

VIEWING IS ESSENTIAL.

Asking Price £172,000

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ENTRANCE PORCH

LOUNGE 19' (5.8) + open staircase x 12' (3.66)

Good sized Lounge, with open staircase. Feature fireplace with gas fire.

DINING KITCHEN 21' x 9'11" (6.4m x 3.02m)

Super 21 foot well equipped Kitchen, furnished with a quality range of units. Range cooker included. Perfect for families to eat and sit.

UTILITY ROOM 8' x 6' (2.44m x 1.83m)

At the back of the house with useful units and worktops. French doors to the garden and access to the WC.

DOWNSTAIRS W.C.

LANDING

BEDROOM 1 11' x 9' (3.35m x 2.74m)

BEDROOM 2 11' x 10' (3.35m x 3.05m)

BEDROOM 3 12' (3.66) x 6' (1.83) + recess

BEDROOM 4 11' x 10' (3.35m x 3.05m)

Open staircase to the loft conversion.

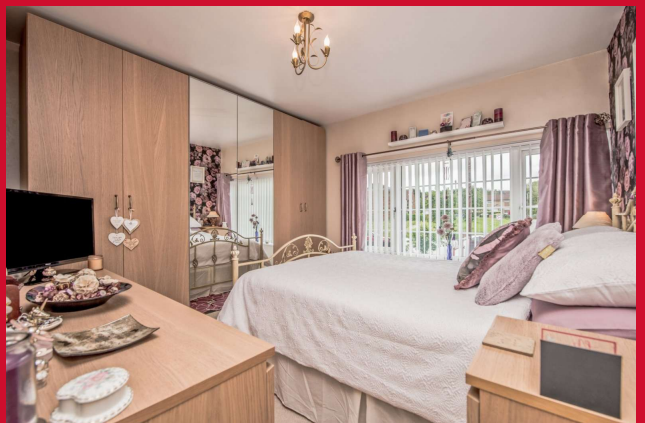
LOFT ROOM Loft conversion: fully decorated and carpeted with Velux roof light. Please note, this is not classed as bedroom as there are no building regulations or planning permission.

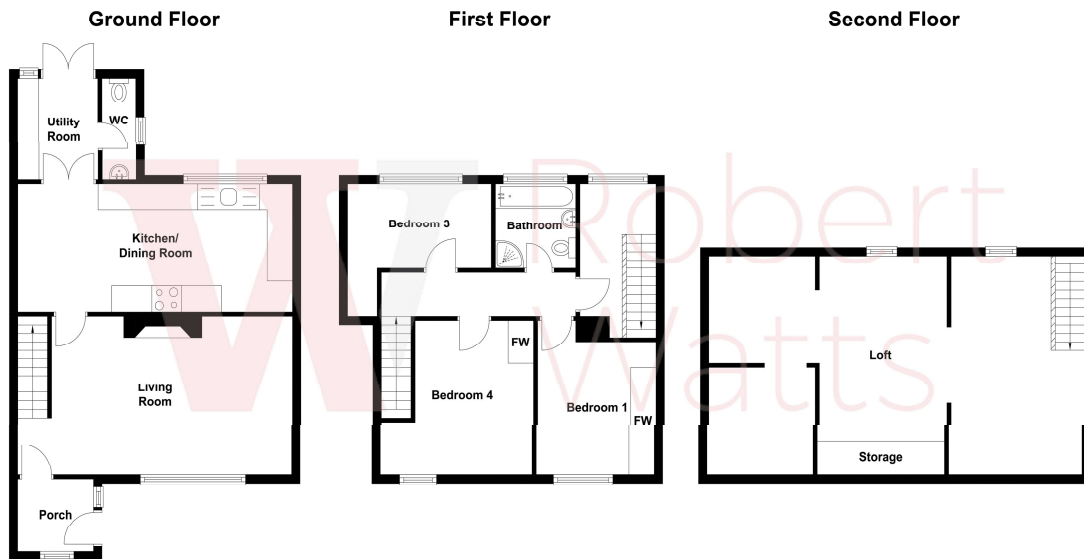
BATHROOM/W.C. Impressive 'Period' style bathroom suite with Roll Top bath and separate shower cubicle. 1/2 tiled walls and tiled flooring. Feature radiator.

OUTSIDE Set back from the road behind gates. Block paved driveway with good parking and decked seating area. At the back is a lovely landscaped and fully enclosed low maintenance garden.

PLEASE NOTE 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		