



31 Knowles Avenue, Holmewood, Bradford, West Yorkshire, BD4 9AJ

****NO CHAIN & VACANT POSSESSION****

Well appointed Semi Detached that provides 3 Bedrooms and is situated on the fringe of the estate. Would make an ideal purchase for owner occupier and or landlord. The house is in need of some updating in keeping with today's modern standards, but we feel this is reflected in the sensible price.

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

Asking Price £125,000

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HALLWAY

LOUNGE 18' (5.49) narrowing to 13' (3.96) x 10' (3.05)

DINING KITCHEN 14' x 9' (4.27m x 2.74m)

Range of basic kitchen units. Pantry.

REAR PORCH

LANDING

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

BEDROOM 2 11'x 8' (3.35mx 2.44m)

Built in cupboard.

BEDROOM 3 9' x 6' (2.74m x 1.83m)

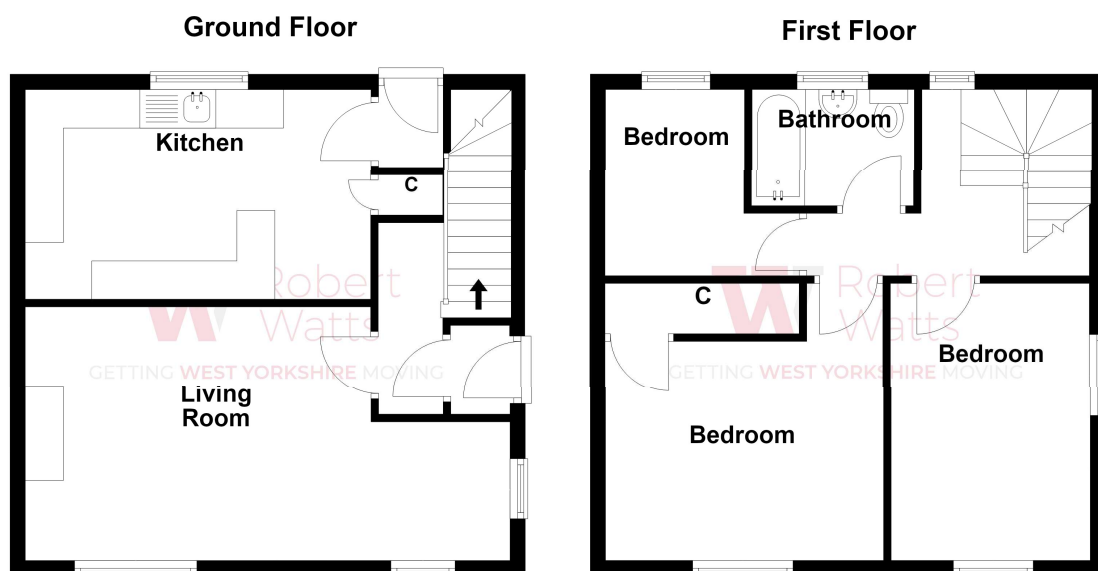
BATHROOM/W.C. 3 piece Bathroom suite

OUTSIDE Garden to front, together with driveway. At the back, pleasant and private 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.





31 Knowles Avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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