



8 Joseph Street, Holme Lane, Bradford, West Yorkshire, BD4 0PT

3 BEDROOMED FAMILY HOME.

Impressive family sized THROUGH TERRACE, that has been much improved in recent years to provide a lovely family home. Provides spacious accommodation with 3 Bedrooms. Bedroom 3 is on the top floor and consists of the overall floor spaces., that can easily be split to create a 4th bedroom.

Situated in this popular place ideally located within walking distance to Tong Street and all the local shops and amenities. Early viewing is highly recommended.

The accommodation comprises: Hallway, Lounge, Dining Kitchen, 3 Bedrooms & Bathroom.

Asking Price £145,000

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ENTRANCE HALL

HALLWAY

LOUNGE 14' x 11'10" (4.27m x 3.6m)

Attractive decorative fireplace.

DINING KITCHEN 15'10" x 14' (4.83m x 4.27m)

Good sized Dining Kitchen with a well equipped range of wall and base units, worktops, sink unit. Range cooker into chimney breast. Access to:-

CELLAR

LANDING

BEDROOM 1 15' x 13'11" max (4.57m x 4.24m max)

BEDROOM 2 11' x 10'10" max (3.35m x 3.3m max)

BATHROOM White bathroom suite with separate shower cubicle

TOP FLOOR

BEDROOM 3 19' x 14' + eaves (5.8m x 4.27m + eaves)

Superb overall top floor attic bedroom that can easily be split to create a 4th bedroom. Central staircase, with 2 Velux roof lights.

OUTSIDE Lovely low maintained garden at the back that includes decking terrace.

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		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		