



7 Dulverton Grove, Holmewood, Bradford, West Yorkshire, BD4 9EE

4 BEDROOMED ON CORNER PLOT.

Do not miss this lovely Semi Detached that has been greatly improved in recent years to create a lovely family home. Now provides 4 Bedrooms which includes an impressive top floor 18 foot dormer bedroom. To the outside, occupies a corner plot with gardens to 3 sides, along with garage and parking.

Situated on the fringe of the estate within this ever popular location. NOT TO BE MISSED.

Asking Price £200,000

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GROUND FLOOR

ENTRANCE PORCH Entrance porch

HALLWAY

LOUNGE 13' x 12' (3.96m x 3.66m)

With bay window

DINING KITCHEN 16'11" x 9'10" (5.16m x 3m)

Lovely well equipped modern kitchen with a good range of wall and base units, worktops and sink unit, built in double oven and ceramic hob.

UTILITY ROOM With access to the rear garden.

1ST FLOOR

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

Built in cupboard

BEDROOM 2 11' x 9'11" (3.35m x 3.02m)

Built in cupboard

BEDROOM 3 8' x 5' (2.44m x 1.52m)

TOP FLOOR

BEDROOM 4 18' x 14' max (5.49m x 4.27m max)

Impressive dormer conversion creating a 18 foot bedroom. Storage in eaves.

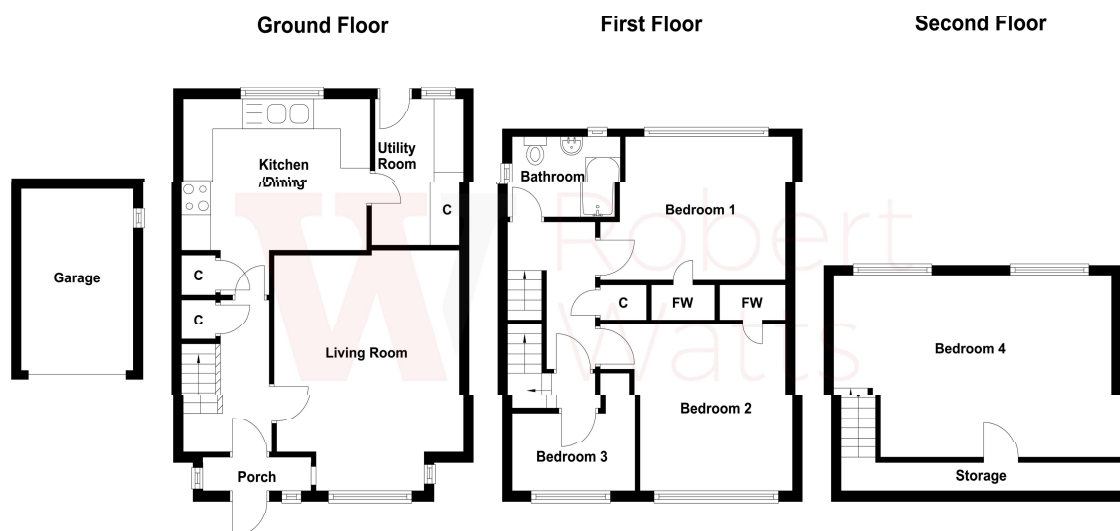
BATHROOM White bathroom suite with shower over the bath, fitted vanity sink unit and heated towel rail

OUTSIDE Occupies a great corner plot, with gardens to 3 sides and offers scope for side extension (subject to the relevant planning permission). Garden at the front, with driveway to side with garage. Lawned side garden. To the back is low maintenance flagged raised garden area + out buildings.

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	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		