



38A Knowles Lane, Dudley Hill, Bradford, BD4 9AA

CORNER PLOT POSITION.

Well presented Dormer style Semi Detached that provides 3 bedrooms. The house occupies a corner plot position with lovely gardens to 3 sides. Plus enclosed off street parking/driveway and garage. Ideally located close to Tong Street and an easy commute into Bradford City Centre.

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

Asking Price £130,000

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HALLWAY

LOUNGE/DINING ROOM 20' (6.1) x 10' (3.05) increasing to 12' (3.66)

uPVC doors leading to the garden.

KITCHEN 14' x 10' max (4.27m x 3.05m max)

Well equipped kitchen with a range of wall and base units, worktops and sink unit. Tiled flooring. uPVC stable door.

BEDROOM 3 10' x 6' (3.05m x 1.83m)

Ground floor bedroom 3. Currently used as 2nd living room.

LANDING

BEDROOM 1 10' x 9' max (3.05m x 2.74m max)

BEDROOM 2 6'10" (2.08) + recess x 6' (1.83)

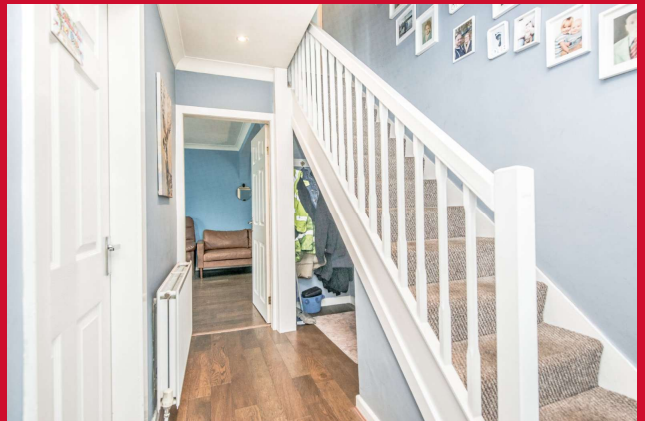
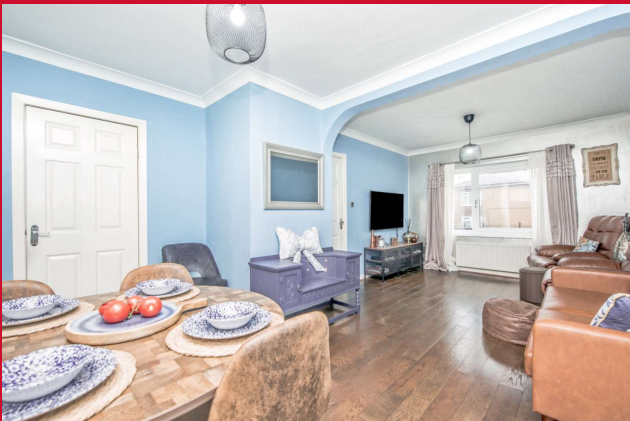
Velux Roof Light. Access to storage in eaves

BATHROOM Modern white bathroom suite with vanity sink unit. Heated towel rail.

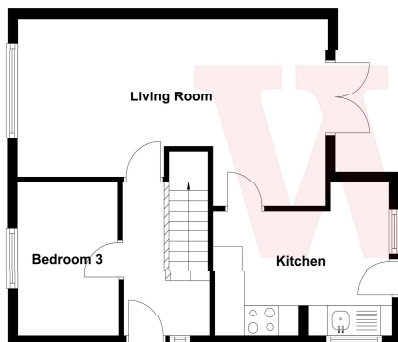
OUTSIDE The house occupies an enviable corner plot with gardens to 3 sides. Off street, enclosed driveway and garage. Lovely lawned garden and at the back, pleasant low maintenance private patio area.

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.

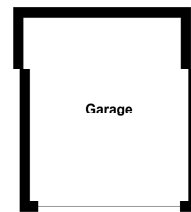
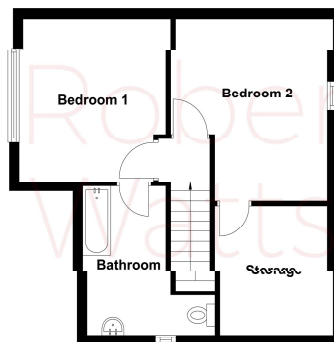
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		