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## Holme Lane, Bradford, West Yorkshire, BD4 0QA

- FIVE BEDROOM MID THROUGH TERRACED FAMILY HOME
- CONVERTED BASEMENT INTO DOUBLE BEDROOM WITH ENSUITE
- MODERN THREE PIECE BATHROOM
- DOUBLE GLAZING
- REAR YARD WITH DRIVEWAY

- ACCOMMODATION OVER FOUR FLOORS
- THERE IS NO CENTRAL HEATING, THERE IS GAS AT THE PROPERTY
- FOUR DOUBLE BEDROOMS
- ELECTRIC HEATING & WOOD BURNER IN DINING KITCHEN
- COUNCIL TAX BAND A - EPC RATING GRADE E

Offers In The Region Of £140,000

# Holme Lane, Bradford, West Yorkshire, BD4 0QA

Nestled on Holme Lane in Bradford, this impressive five-bedroom mid-terraced family home offers a generous living space spread over four floors, making it an ideal choice for larger families or those seeking ample room to grow. With a total area of 11,652 square feet, the property boasts a well-conceived layout that maximises both comfort and functionality.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The property features four double bedrooms, ensuring that everyone has their own private space. The converted basement adds a unique touch, providing an additional double bedroom complete with an ensuite shower room, perfect for guests or older children seeking independence.

The modern three-piece bathroom is designed for convenience, while the presence of double glazing throughout the property enhances energy efficiency and comfort. Although the home currently does not have central heating, it is equipped with electric heating and gas connections, offering potential for future upgrades.

Parking is available for one vehicle, adding to the practicality of this residence. The property falls under Council Tax Band A, making it an economical choice for families. It is important to note that the Energy Performance Certificate (EPC) is currently awaiting a new grade, with the existing rating being Grade F.

One of the standout features of this home is its prime location. It is situated close to local schools, making it an excellent choice for families with children. Furthermore, the nearby amenities provide easy access to shops and services, enhancing the convenience of daily life. For those who require quick travel options, the M62 motorway network is just a short distance away, offering excellent connectivity to surrounding areas.

This mid-terraced presents a wonderful opportunity for an adaptable family home.





## Lower Ground Floor

### Bedroom 5

11'6" x 11'8"

### Ensuite Shower Room

2'11" x 8'3"

## GROUND FLOOR

### Entrance

3'1" x 4'1"

## Hallway

### Reception Room

11'5" x 12'0"

### Kitchen / Dining Room

10'4" x 13'7"

## FIRST FLOOR

### Landing

## Bedroom 1

9'7" x 13'2"

## Bedroom 2

10'10" x 12'0"

## Bathroom

0'7" x 11'9"

## SECOND FLOOR

### Landing

## Eaves Storage

## Bedroom 3

13'8" x 7'11"

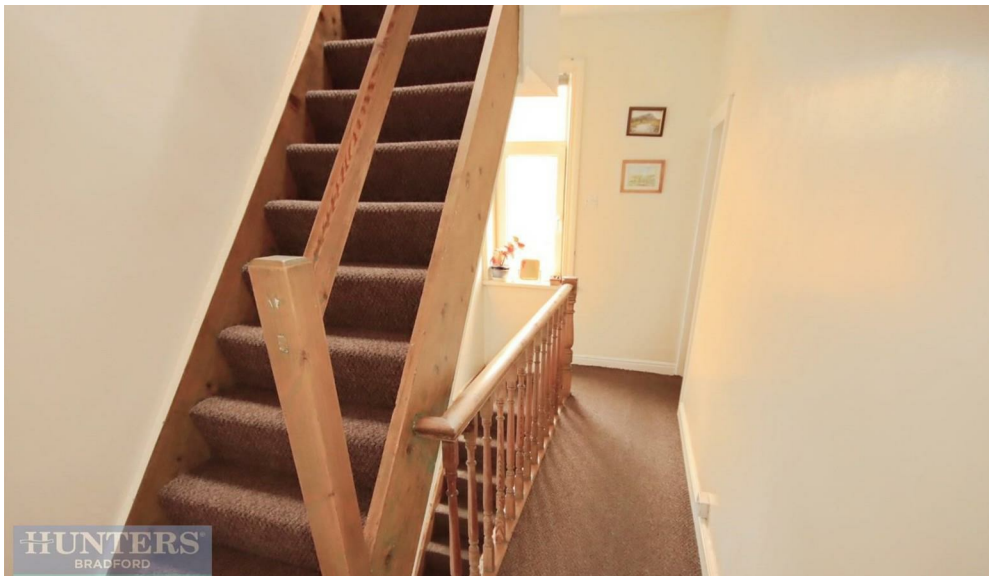
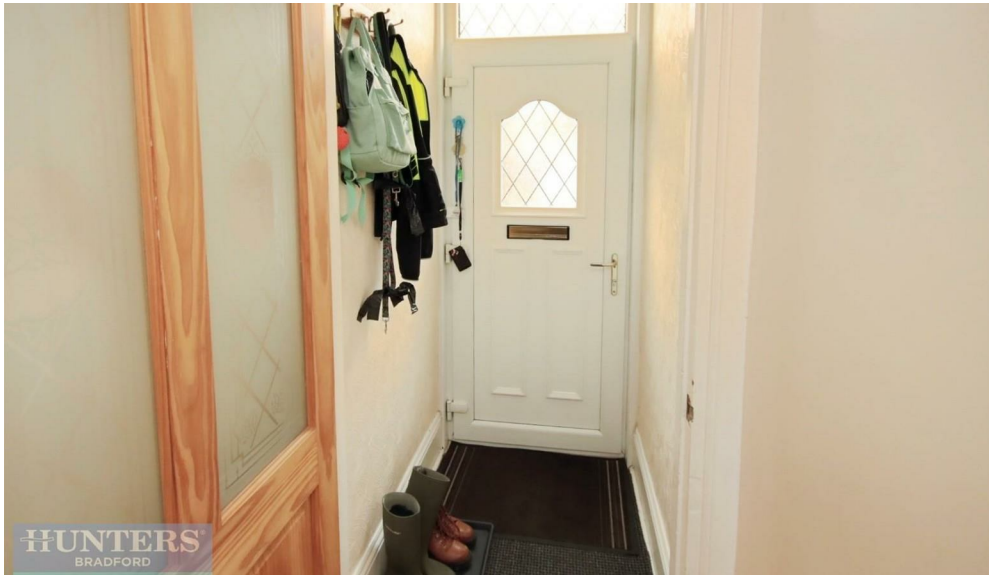
## Bedroom 4

## Eaves Storage

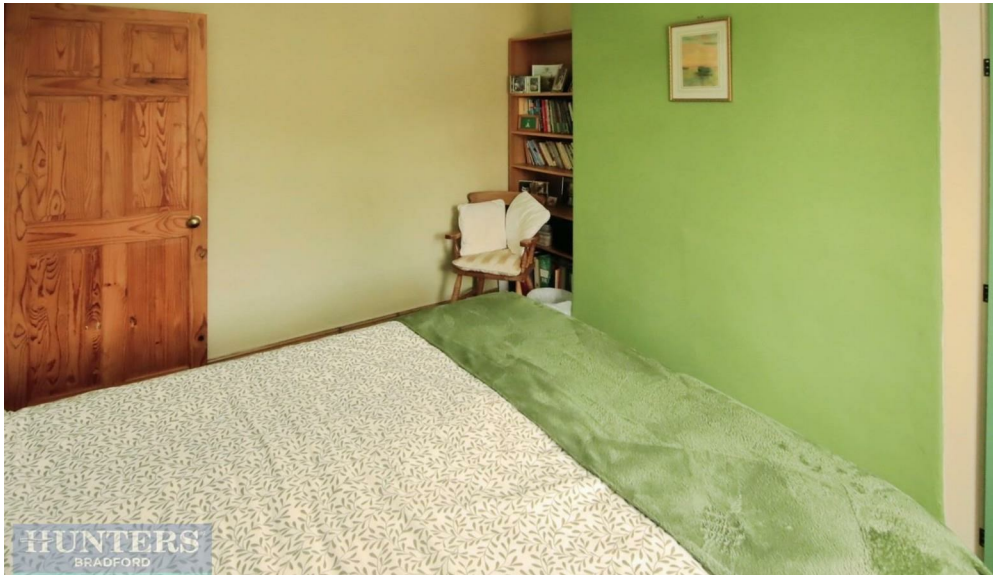
## EXTERNAL

## Rear Yard





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

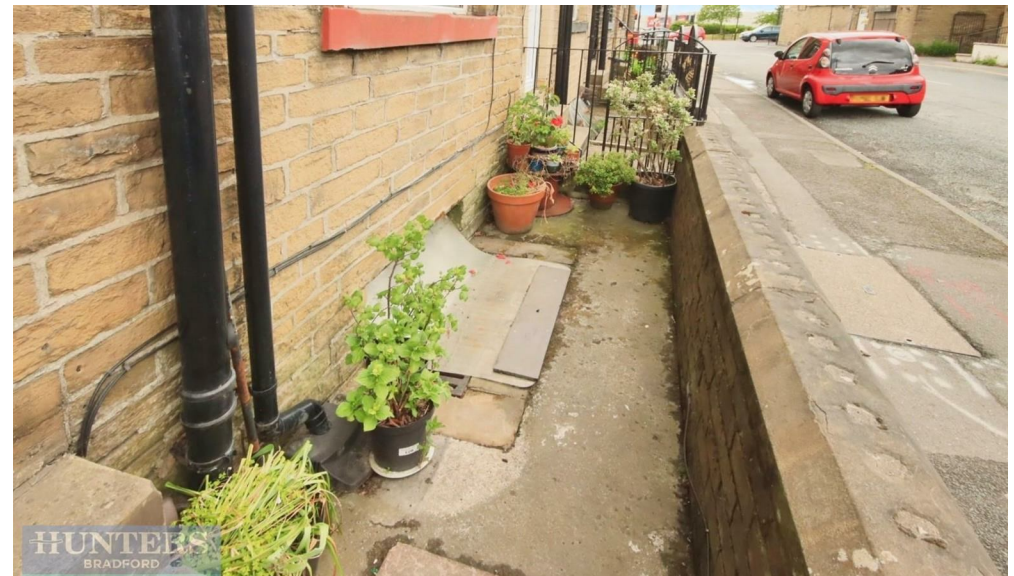




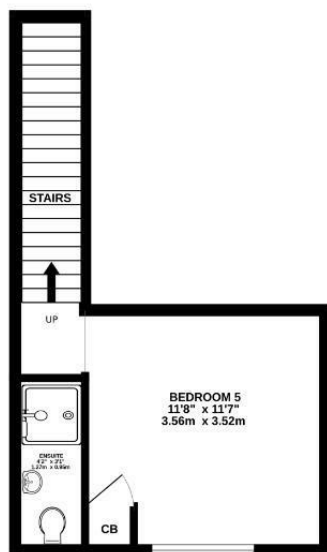




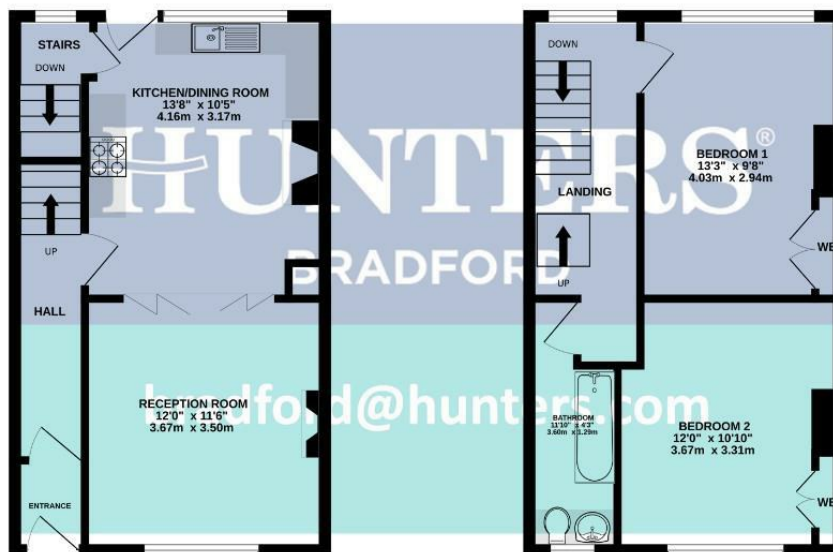




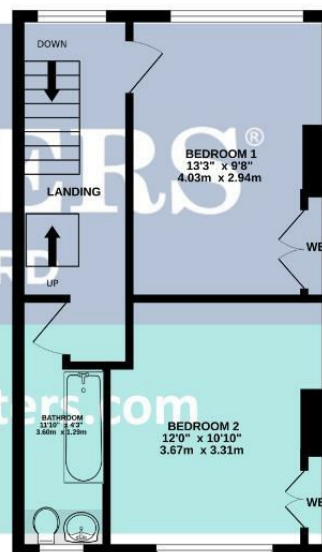
BASEMENT



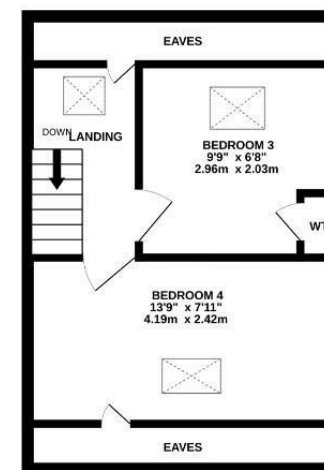
GROUND FLOOR



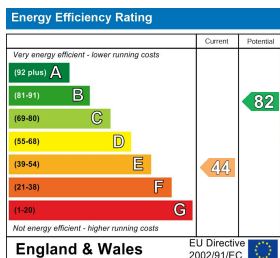
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -  
01274 393955 <https://www.hunters.com>



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