



Knowles Lane, Holmewood, Bradford, West Yorkshire, BD4 9AA

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- LOUNGE AND DINING ROOM
- DOUBLE GLAZING
- CLOSE TRANSPORT LINKS AND ACCESS TO THE M62 MOTORWAY NETWORK
- DRIVEWAY AND GARAGE PARKING
- WELL PRESENTED THROUGHOUT
- POPULAR RESIDENTIAL AREA
- GAS CENTRAL HEATING
- GARDENS FRONT AND REAR
- COUNCIL TAX BAND B - EPC RATING GRADE D

Offers Over £120,000

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Nestled in the charming area of Knowles Lane, Holmewood, this delightful three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. Spanning approximately 796 square feet, the property is well-presented throughout, making it an ideal choice for families seeking a welcoming environment.

Upon entering, you will find a spacious lounge and dining room, perfect for both relaxation and entertaining. The home benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the seasons. The well-maintained gardens at both the front and rear provide a lovely outdoor space for children to play or for hosting summer gatherings.

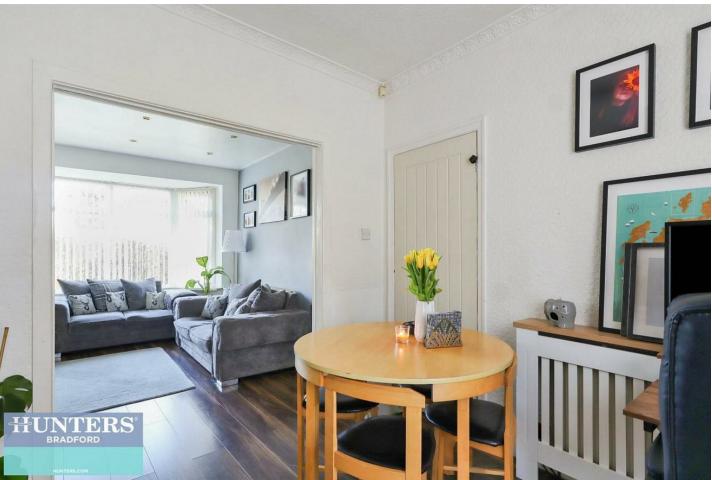
This property is situated in a popular residential area, with easy access to local amenities, making daily errands a breeze. Additionally, the excellent transport links and proximity to the M62 motorway network make commuting to nearby towns and cities straightforward.

Parking is a significant advantage here, with space for up to four vehicles, complemented by a garage for added convenience. The property falls under Council Tax Band B, making it an affordable option for families and an EPC rating of D.

With its blend of practicality and charm, this semi-detached home is a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this lovely property your new home.



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GROUND FLOOR

Hallway

Lounge
11'5" x 10'11"

Dining Room
10'11" x 10'4"

Kitchen

9'9" x 6'7"

FIRST FLOOR

Bedroom 1
11'1" x 10'11"

Bedroom 2

11'0" x 10'7"

Bedroom 3

6'4" x 6'4"

Bathroom

6'4" x 6'4"

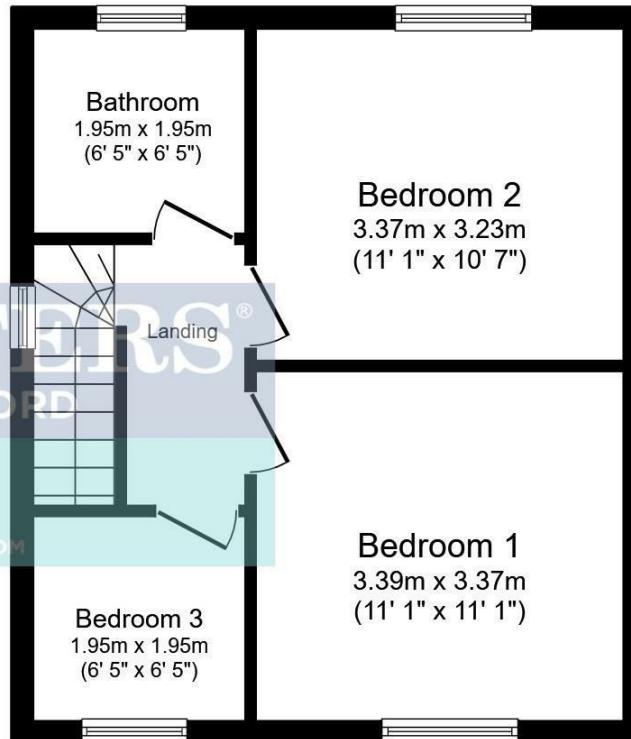
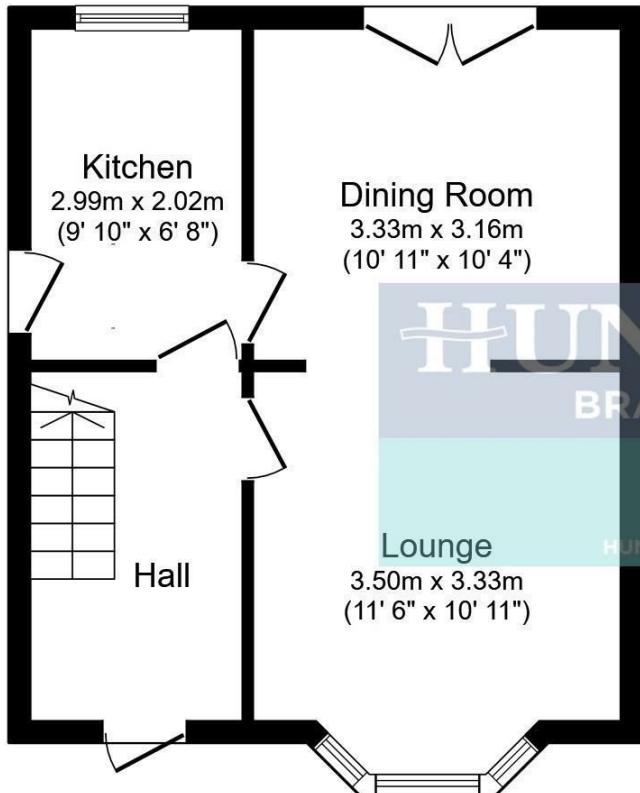
EXTERNAL

Front Garden

Rear Garden

Driveway

Garage



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

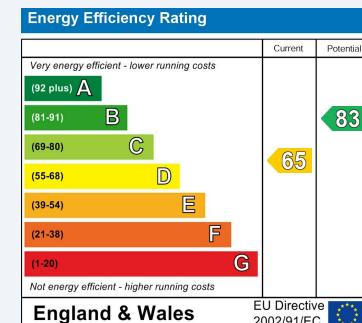
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.