



## Hollingwood Lane, Horton Bank Top

**£375,000**

\* DETACHED BUNGALOW \* THREE DOUBLE BEDROOMS \* ELEVATED POSITION \*

\* CLOSE TO AMENITIES \* CONSERVATORY \* GARDENS TO THREE SIDES \* DRIVE \* GARAGE \* WORKSHOP \*

Boasting a superb elevated position with far reaching views across Bradford and beyond, is this individually built and designed three double bed roomed detached bungalow.

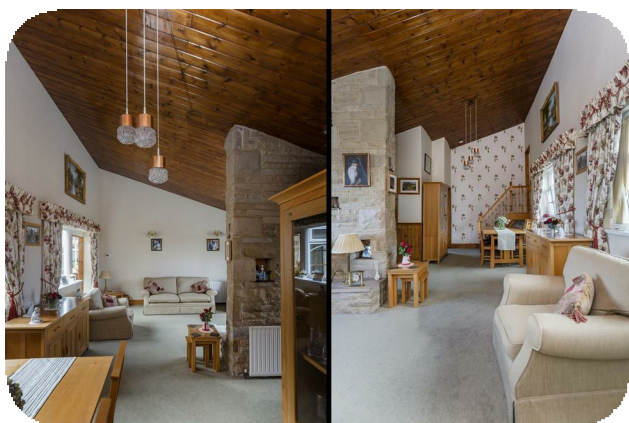
Offers spacious accommodation and would make an excellent purchase for a number of buyers.

Ideally located for Quora retail park, amenities and local schools.

The accommodation briefly comprises entrance hallway, cloakroom, L Shaped lounge/diner, conservatory, kitchen, three double bedrooms and a four piece bathroom.

To the outside there are lawned and patio gardens to three sides with a driveway leading to an integral garage and under house storage/workshop.





## Entrance Hallway

## Cloakroom

## L Shaped Lounge/Diner

25'1" x 16' (7.65m x 4.88m)

With electric fire on stone hearth, four radiators, far-reaching views.

## Conservatory

16'1" x 11'2" (4.90m x 3.40m)

With two radiators, far-reaching views, French doors to rear.

## Kitchen

11'10" x 8' (3.61m x 2.44m)

Fitted kitchen having a range of wall and base units incorporating sink unit, tiled splashback, integral fridge, washing machine, dishwasher, oven, hob and extractor hood, granite work tops, tiled floor, upvc door and far-reaching views.

## Inner Hall

## Bedroom One

15'11" x 12'11" (4.85m x 3.94m)

With fitted wardrobes, drawers and dresser, radiator and far-reaching views.

## Bedroom Two

12' x 12'2" (3.66m x 3.71m)

With radiator.

## Bedroom Three

12' x 11'10" (3.66m x 3.61m)

With radiator.

## Bathroom

Four piece suite comprising jacuzzi bath, shower cubicle with power shower, low suite wc, pedestal wash basin, tiled walls and floor, towel radiator.

## Exterior

To the outside there are lawned gardens to three sides with patio, borders and shrubs, driveway leading to an integral garage, together with under house storage/workshop.





**Directions**

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.8 miles, turn left onto Hollingwood Ln and the property will shortly be seen displayed via our For Sale board.

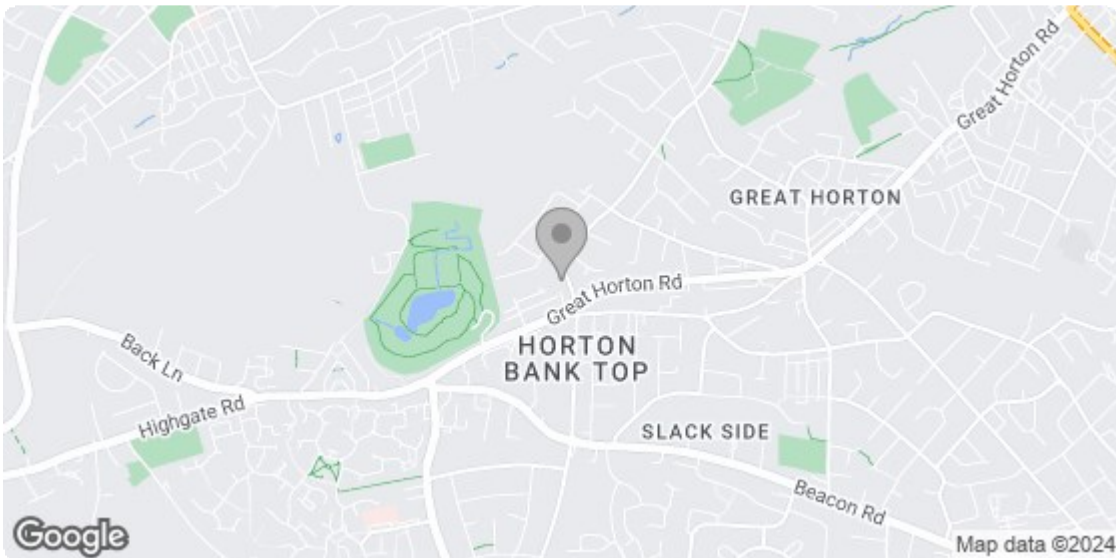
**TENURE**

FREEHOLD

**COUNCIL TAX BAND**

E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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