



## Hollybank Gardens, Horton Bank Top

**£239,950**

\* EXTENDED SEMI DETACHED \* THREE/FOUR BEDROOMS \* TWO/THREE RECEPTION ROOMS \*  
\* MODERNISED \* READY TO MOVE INTO \* OCCASIONAL LOFT ROOM \* GARDEN \* DRIVE \*

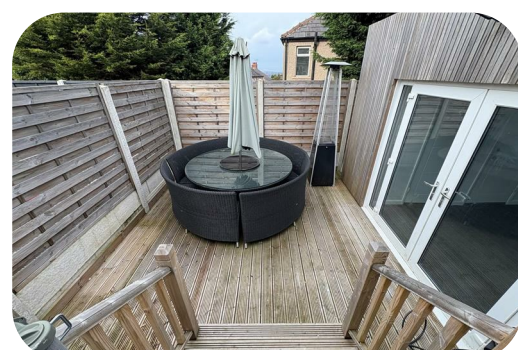
Stunning extended three/four bedroom semi detached property.

The property has been modernised to a high standard by the present owners to offer 'ready to move into' accommodation.

Benefits from two reception rooms, gas central heating, double glazing and driveway.

The property would make an ideal purchase for a young/growing family and briefly comprises entrance vestibule, lounge, dining room, cloaks/wc, breakfast kitchen, sitting room/bedroom four, second cloakroom/wc. To the first floor there are three bedrooms, house bathroom and an occasional loft room accessed via a pull down ladder.

To the outside there is a decked garden to the rear, garden to side and a driveway provides off street parking.







### Entrance Vestibule

### Lounge

14'4" x 11'8" (4.37m x 3.56m)

With radiator, double glazed window and bi-fold door.

### Dining Room

11'9" x 9'11" (3.58m x 3.02m)

With radiator and pantry.

### Cloakroom/WC

Modern two piece suite comprising low suite wc and vanity sink unit.

### Breakfast Kitchen

13'11" x 10'8" (4.24m x 3.25m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, solid wood work surfaces, range style cooker, microwave, wine cooler, island and double glazed window, velux window and French doors to outside.

### Sitting Room/Bedroom Four

15'6" x 9'3" (4.72m x 2.82m)

With patio doors and storage cupboard.

### Cloakroom/WC

Two piece suite comprising low suite wc and wash basin.

### First Floor

### Bedroom One

11'4" x 8'7" (3.45m x 2.62m)

With radiator and double glazed window.

### Bedroom Two

6'4" x 7'4" (1.93m x 2.24m)

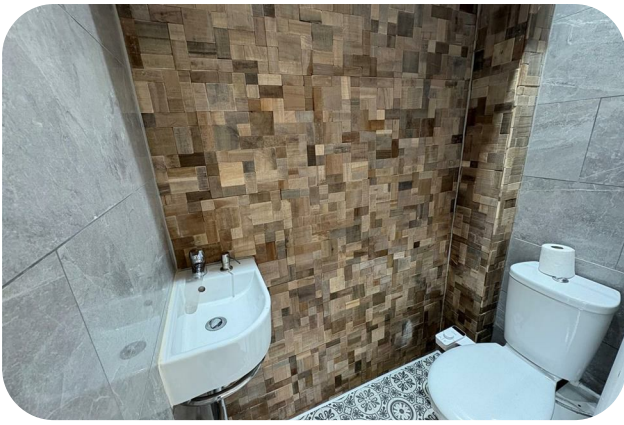
With radiator and double glazed window.

### Bedroom Three

9'8" x 9'3" (2.95m x 2.82m)

With radiator and double glazed window.





### Bathroom

Modern three piece suite comprising roll top bath, low suite wc, wash basin, tiled walls and floor.

### Occasional Loft Room

With velux window and electric heater. Accessed via a pull down ladder.

### Exterior

To the outside there is a decked garden to the rear, together with driveway parking at the front.

### Directions

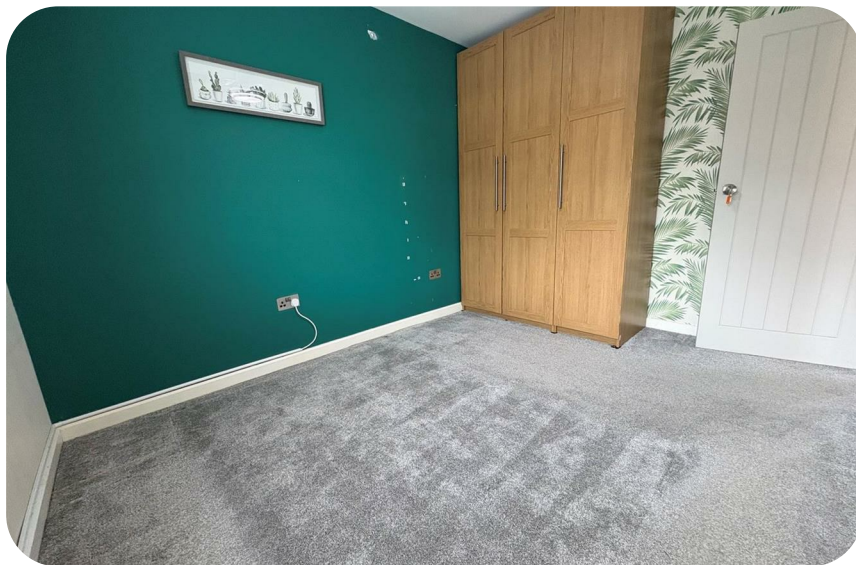
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, after 2.2 miles turn left onto Hollybank Rd, left onto Hollybank Gardens, turn left to stay on Hollybank Gardens and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B / Bradford



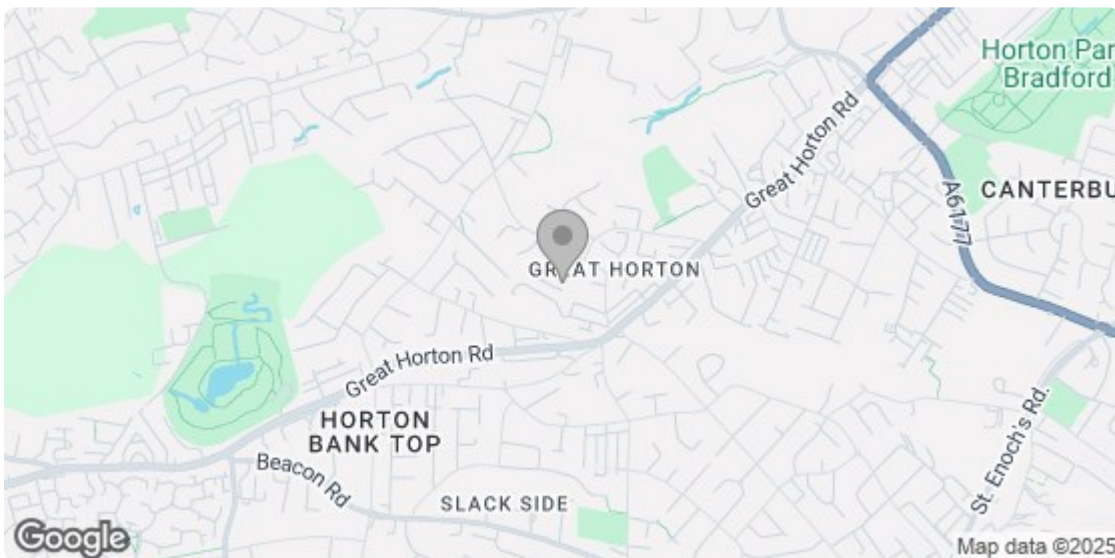


# Hollybank Gardens, BD7

Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1247600)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		

**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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