



## 97 Hollybank Road, Bradford, BD7 4QL

Offers Over £450,000

- IMPOSING DETACHED PROPERTY
- THREE DOUBLE BEDROOMS (WAS FOUR)
- GOOD DEGREE OF PRIVACY
- LARGE PRIVATE GARDENS
- AN IMPOSING & DESIRABLE PROPERTY
- 1/3 ACRE PLOT
- DOUBLE GARAGE & DRIVEWAY
- DEVELOPMENT POTENTIAL\*
- POPULAR LOCATION
- EARLY VIEWING ADVISED

# 97 Hollybank Road, Bradford BD7 4QL

**\*\* SUPERB DETACHED CHARACTER PROPERTY \*\* SET ON A LARGE ENVIABLE PLOT \*\* DRIVEWAY, DOUBLE GARAGE & SUBSTANTIAL PRIVATE GARDENS \*\*** We are expecting a high demand for this impressive three bedroom detached property in a prime position on Hollybank Road in BD7. 'Harber House' sits on just over a third of an acre and offers potential to extend and/or development potential, subject to securing the required planning permissions. Offering a good degree of privacy, off-road parking for 6+ cars, double garage and delightful enclosed gardens. Well presented throughout and briefly comprising of; Front Entrance Porch, Hall, Lounge, Dining Room, Kitchen, Pantry, WC, Side Entrance Hall, Utility, and a double Garage. To the first floor are three double Bedrooms and a family Bathroom. The Master Bedroom was previously two bedrooms and the wall could be reinstated to create a fourth bedroom if required. A highly desirable, stone built property in a good location, register your interest with us ASAP!



Council Tax Band: E



### **Entrance Vestibule**

The front door leads into a small vestibule with a door to the inner hall.

### **Inner Hall**

15'9 x 10'10

A spacious hallway with open stairs to the first floor and a double height ceiling. Fitted storage cupboard and a further under-stairs store.

Windows to the front and side elevations, a central heating radiator and doors off to the Kitchen, Lounge, Dining Room and WC.

### **Lounge**

16'10 x 12'4

A spacious reception room with windows to both the front and rear elevations. Two central heating radiators, three wall-light points and a feature fireplace with a living flame coal-effect gas fire, and a marble surround.

### **Dining Room**

12'5 x 12'0

Sliding patio doors lead to the conservatory and there is a limestone fireplace with an inset log effect gas fire. Serving hatch through to the kitchen, parquet style laminate flooring and a central heating radiator.

### **Conservatory**

12'6 x 12'3

A white UPVC conservatory with french doors leading out to the rear garden. Tiled floor.

### **Kitchen**

11'10 x 10'4

A white fitted kitchen with a good range of base and wall units, laminated working surfaces incorporating a breakfast bar and splash-back wall tiling. A window to the rear looks over the rear gardens and a further window to the side elevation. There is an electric cooker point, plumbing for a dishwasher and a stainless steel sink & drainer. Wood flooring and doors off to a useful pantry, hallway and the side entrance porch.

### **WC**

6'0 x 5'2

Low flush WC, pedestal washbasin and a window to the side elevation. Wood flooring, extractor and a central heating radiator.

### **Pantry**

A useful pantry providing additional kitchen storage with a window to the front elevation.

### **Side Entrance Porch**

A side entrance porch with doors off to the kitchen, garage, boiler room and the rear garden.

### **Garage One**

18'8 x 12'2

Remote electric door, power, light and a utility area with plumbing for a washing machine and space for a tumble dryer. Partially open to Garage Two.

### **Garage Two**

18'8 x 9'8

Remote electric door, power and light.

### **First Floor Landing**

A spacious landing area with access to the loft space and two storage cupboards. Doors off to all bedrooms, bathroom and WC.

### **Bedroom One**

16'9 x 12'3

A good-sized master bedroom that has been split in the past, to create a fourth bedroom. Windows to both the front and rear elevations and two central heating radiators.

### **Bedroom Two**

11'9 x 10'7

Wall to wall fitted wardrobes with a dressing table, window to the rear elevation and a central heating radiator.

### **Bedroom Three**

10'5 x 10'3

A third double bedroom with windows to both the side and rear elevations and a central heating radiator.

### **Bathroom**

A modern, fully tiled bathroom comprising of a panelled bath with a rainfall shower over, pedestal washbasin and a chrome heated towel rail. Window to the front elevation.

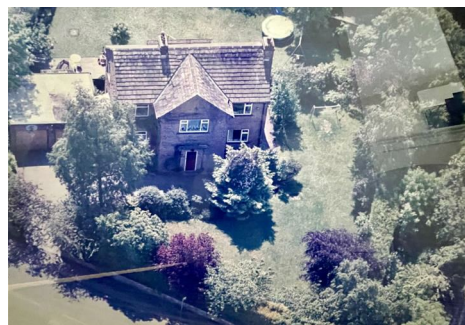
### **WC**

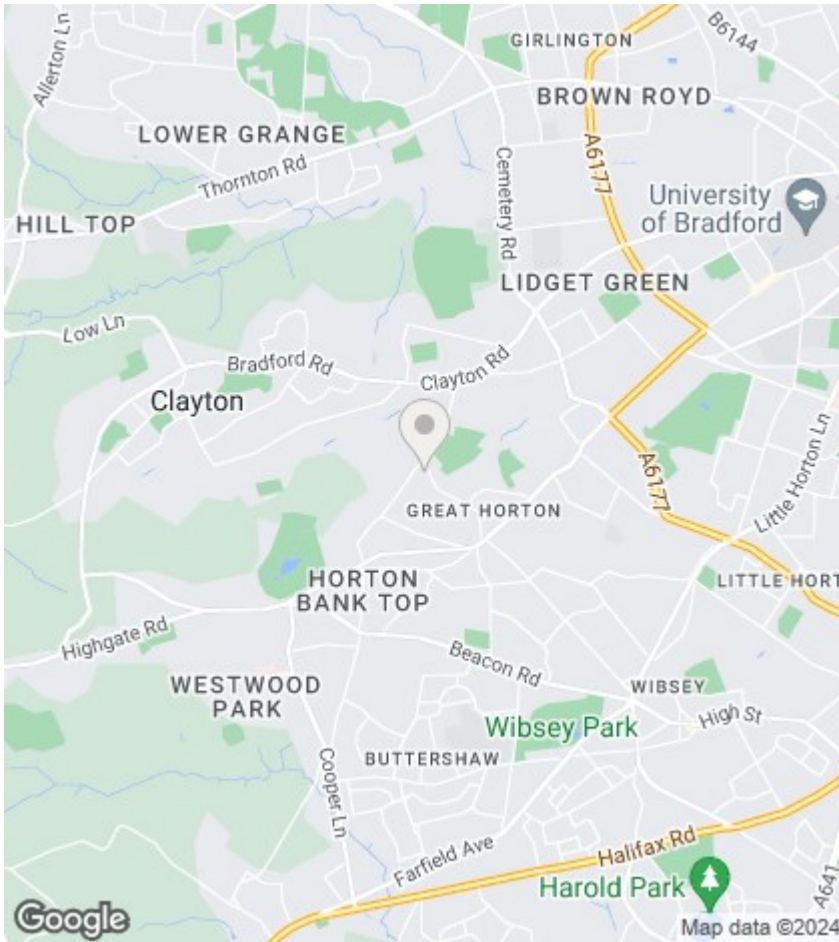
A separate WC with a window to the side elevation and wood flooring.

## External

The property sits on the corner of Hollybank Road and Hollingwood Lane, and is well screened from the roadside with trees and shrubs, offering a good degree of privacy. To the front, is a gated driveway offering parking for several cars and access to the garages. The lawned garden to the front sweeps around the side of the house and enjoys a range of flowerbeds, shrubs and mature trees. There was previously a second driveway from Hollingwood Lane, but this is now only pedestrian access. The rear garden is mainly laid to lawn and has several seating areas including a paved patio, gravel area, decked seating area and a play area with a swing and trampoline. There is a substantial alarm system installed and a secure boundary wall & fencing.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

