



## 95 Hollybank Road, Bradford, BD7 4QL

Offers Over £465,000

- SIX / SEVEN BEDROOM SEMI DETACHED
- LARGE ROOMS THROUGHOUT
- ELECTRIC REMOTE CONTROL GATE
- LARGE, PRIVATE REAR GARDEN
- TWO/THREE RECEPTION ROOMS
- A STUNNING FAMILY HOME
- PRESENTED TO A HIGH STANDARD
- PARKING FOR SIX CARS
- THREE BATHROOMS
- SOUGHT-AFTER LOCATION

# 95 Hollybank Road, Bradford BD7 4QL

**\*\* STUNNING SIX / SEVEN BEDROOM SEMI-DETACHED \*\* SET ACROSS THREE FLOORS \*\* WRAP-AROUND EXTENSION \*\* LARGE GARDENS \*\* GATED PARKING FOR SIX CARS \*\*** This impressive family home is located on the desirable Hollybank Road in BD7 and is a credit to the current owners. Presented to a high standard, both inside and out, and offering an abundance of space for a growing family or multi-generational living. The property is accessed via a secure intercom system and a large electric gate to the front. A pathway to the side with a lockable gate, leads to a substantial, landscaped rear garden consisting of a large patio, raised seating area, fish pond, lawned areas and a large shed. Internally, the property comprises of - ground floor - front porch, a large hallway, lounge, sitting room, dining kitchen, bathroom and a ground floor bedroom. To the first floor - four further double bedrooms, master with ensuite and French doors leading to a balcony, and a family bathroom. To the second floor there is a further double bedroom and an open plan area that could be utilised as an occasional bedroom. This superb family home really has to be viewed internally to be fully appreciated. Early viewing is advised.



Council Tax Band: C



## GROUND FLOOR

### Entrance Porch

A useful UPVC entrance porch with room for coats and shoes. Door through to the hallway.

### Hallway

A spacious hallway with stairs leading off to the first floor and doors off to both reception rooms, a ground floor bathroom, the kitchen and a ground floor bedroom.

### Lounge

19'8" x 11'9"

An impressive lounge with ample space for entertaining the family. Well appointed and enjoying a bay window to the front elevation.

### Sitting Room

18'4" x 13'9"

Another spacious reception room with a window to the rear elevation and views across the garden.

### Dining Kitchen

15'1" x 14'1"

A fully fitted dining kitchen with a centre island unit, ample space for dining and a good range of two-tone fitted wall and base cabinets and access to a utility area. Window and door to the rear elevation.

### Bathroom

A full ground floor bathroom, ideal for family life and handily located next to a ground floor bedroom. Comprising of a whirlpool bath, WC, washbasin and fully tiled walls & floor. Window to the side elevation.

### Ground Floor Bedroom / Office

16'4" x 8'2"

Currently used as an office space but could be used as an additional reception room, or a ground floor bedroom. Window to the front elevation.

## FIRST FLOOR

A spacious landing area with doors off to four bedrooms, a bathroom and stairs to the second floor.

### Master Bedroom

15'1" x 15'1"

An impressive master bedroom with French doors leading to a delightful balcony. Door to the en-suite and a door to an interlinked bedroom.

### Ensuite

A modern ensuite shower room with a double width walk-in shower, washbasin with storage below and a WC. Subway style tiling, and a window to the side elevation.

### Balcony

A private balcony off the master bedroom with glass balustrade and views over the garden.

### Bedroom

15'8" x 8'2"

Linked with the master bedroom. Window to the front elevation.

### Bedroom

14'1" x 12'9"

A spacious double bedroom with a range of fitted wardrobes and window to the rear elevation.

### Bedroom

11'9" x 11'9"

Another double bedroom with a window to the front elevation.

### Bathroom

Comprising of a panelled bath with rainfall shower over, pedestal washbasin and WC. Window to the side elevation.

## SECOND FLOOR

### Bedroom

14'9" x 12'9"

Another double bedroom with a dormer window to the rear elevation.

### Landing area / Occasional Bedroom

20'4" x 6'10"

Currently used as an area for ironing and a further storage area. A multi-purpose space with two Velux roof windows.

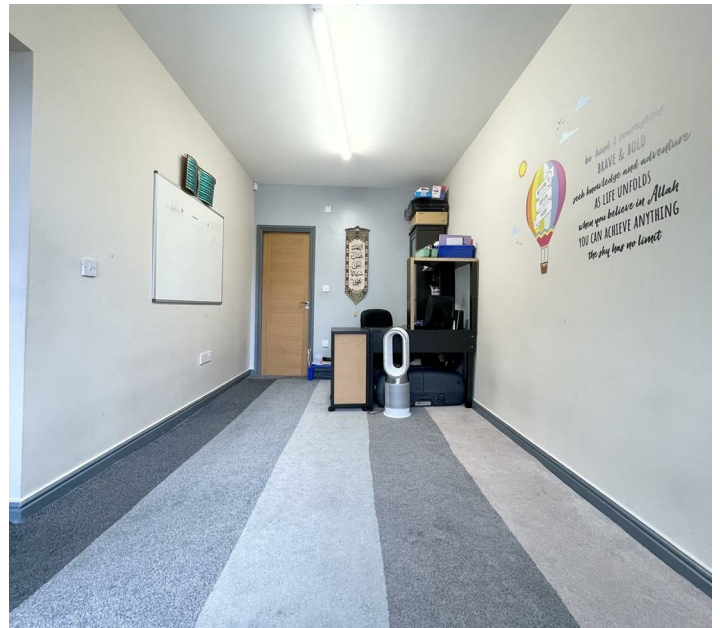
### External

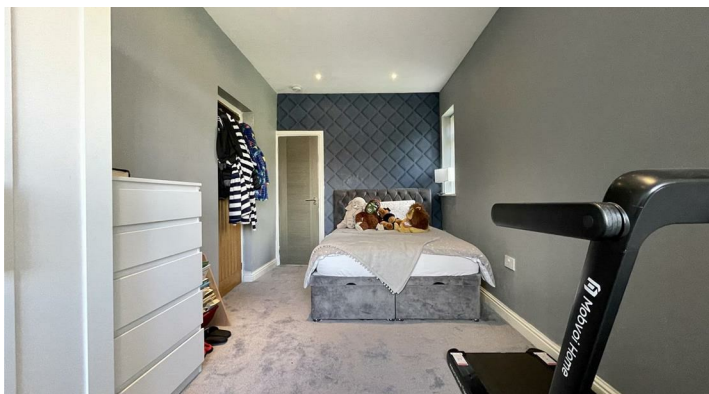
To the front of the property is a large driveway with electric, remote control gates and parking

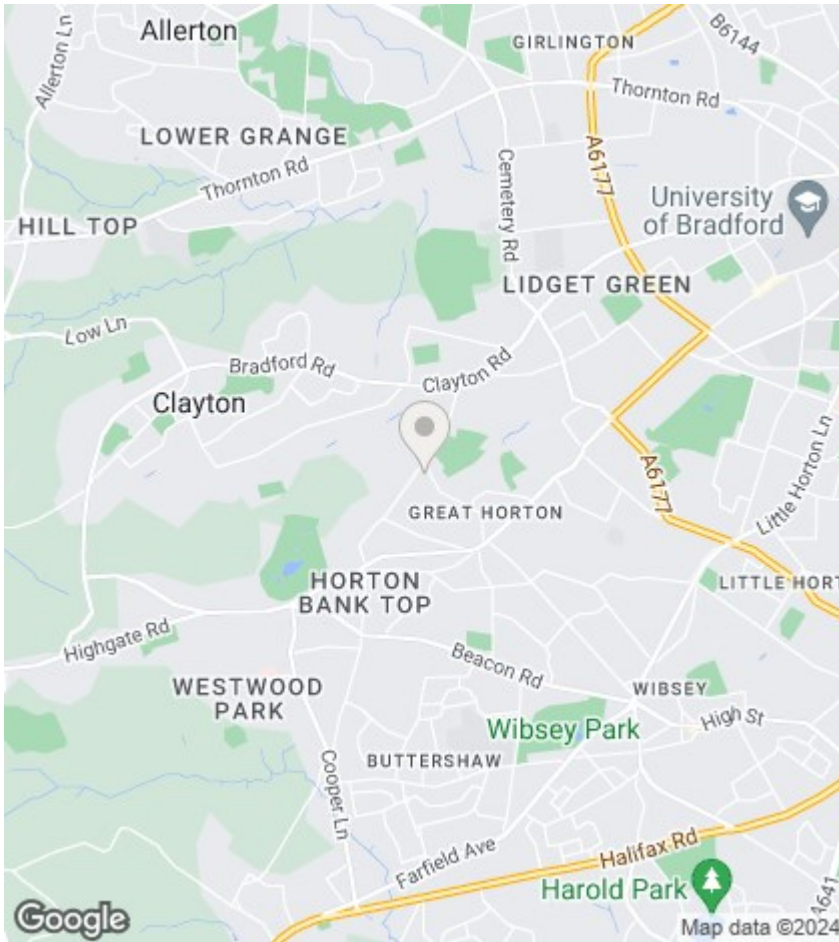
for six cars, offering a good degree of privacy and security. A lockable gate to the side of the house leads to the rear. The impressive, landscaped rear garden consists of two patio seating areas, a fish pond, lawns, a large shed, paved pathways, sunken trampoline, mature shrubs and trees, a large shed and a secure boundary fence. A large and private garden, with an outdoor lighting system. Ideal for entertaining the family in the summer months.

### **Alarm & CCTV**

Full CCTV and a monitored alarm system.







## Directions

## Viewings

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

## EPC Rating:

C

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



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMIS 2024