



## 25 Hollingwood Mount, Bradford, BD7 4DD

£200,000

- THREE BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- GARDENS FRONT AND REAR
- RETAIL PARK WITHIN WALKING DISTANCE
- AN IDEAL FAMILY HOME
- DECEPTIVELY SPACIOUS
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- PRIMARY SCHOOL AND A PARK CLOSE BY
- EARLY VIEWING ADVISED



# 25 Hollingwood Mount, Bradford BD7 4DD

**\*\* SPACIOUS THREE BEDROOM SEMI DETACHED \*\* GAS CH & UPVC DG \*\* POPULAR LOCATION \*\*** Bronte Estates are pleased to offer for sale this deceptively spacious semi-detached property, in a desirable location, just off Hollingwood Lane in BD7. Enjoying high ceilings, character features and is conveniently situated close to local schools, transport links and within walking distance of Quora Retail Park. To the ground floor is a good-sized entrance hall, lounge, dining room open to the kitchen and to the first floor are three bedrooms, bathroom and WC. Gardens front and rear. Be quick with this one!



Council Tax Band: B



### **Entrance Hall**

15'3 x 5'9

Stairs off to the first floor, central heating radiator, under-stairs storage cupboard and a UPVC door and windows to the front elevation.

### **Lounge**

15'3 x 11'8

Bay window to the front elevation, fireplace and a central heating radiator.

### **Dining Room**

13'2 x 10'5

Laminate flooring, window to the rear elevation, central heating radiator and being open to:

### **Kitchen**

10'0 x 8'0

Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Integrated electric oven, hob and extractor. Plumbing for a dishwasher and washing machine. Windows to both the side and rear elevations and a door to the rear garden.

### **First Floor**

11'6 x 7'2

A spacious landing area with open spindle balustrade gives access to all three bedrooms and the bathroom. Access to the loft space and a window to the side elevation.

### **Bedroom One**

13'2 x 10'6

Laminate flooring, window to the rear elevation and a central heating radiator.

### **Bedroom Two**

12'3 x 10'6

Window to the front elevation affording distant views right across Bradford, laminate flooring and a central heating radiator.

### **Bedroom Three**

7'7 x 7'3

Window to the front elevation, again affording open views, laminate flooring and a central heating radiator.

### **Bathroom**

7'1 x 6'0

A fully tiled bathroom comprising of a panelled

bath with electric shower over, pedestal washbasin, chrome heated towel rail and a window to the rear elevation.

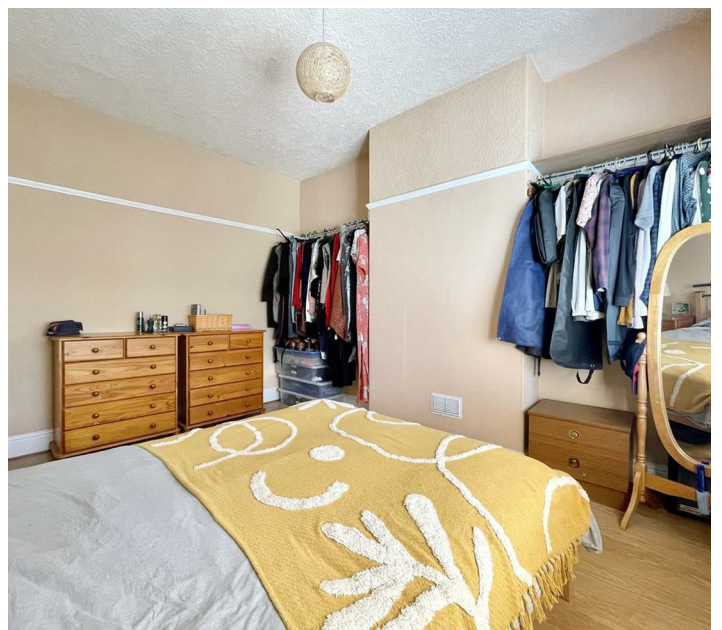
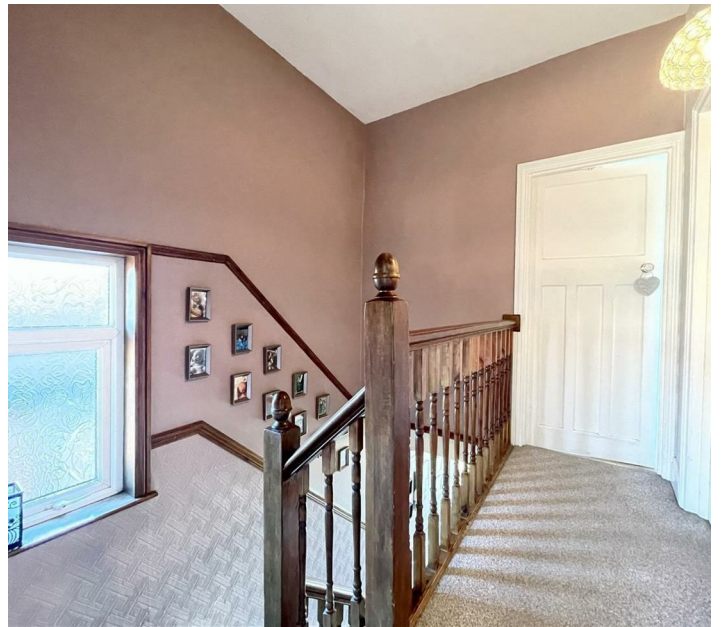
### **WC**

A separate WC with fully tiled walls and a window to the side elevation.

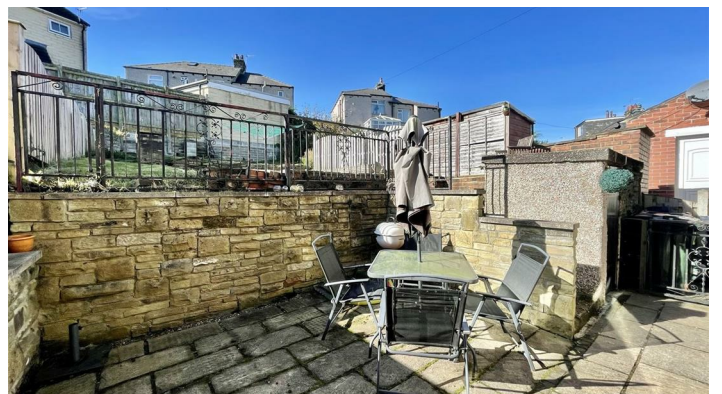
### **External**

To the front of the property is an enclosed garden with lawn and flower beds, plus on-road parking. There is access to the rear of the house via a pathway to the side. The rear garden is split level and includes paved patio seating areas, lawn, flowerbeds and an outhouse providing further storage.

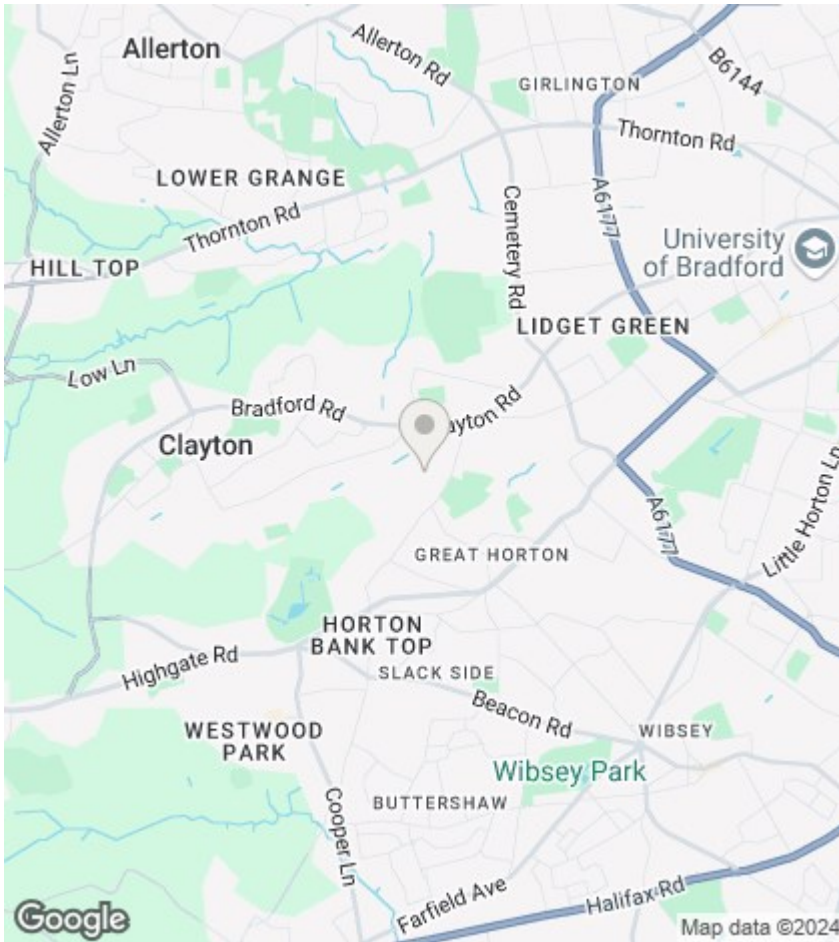












## Directions

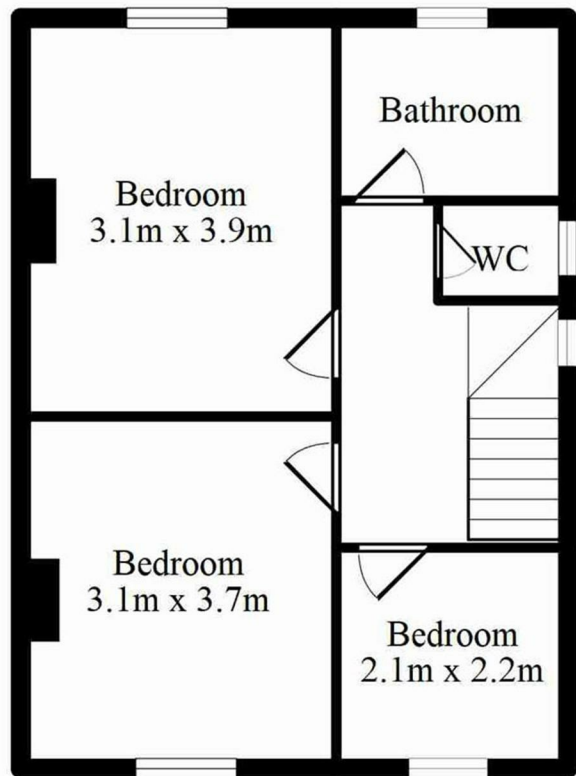
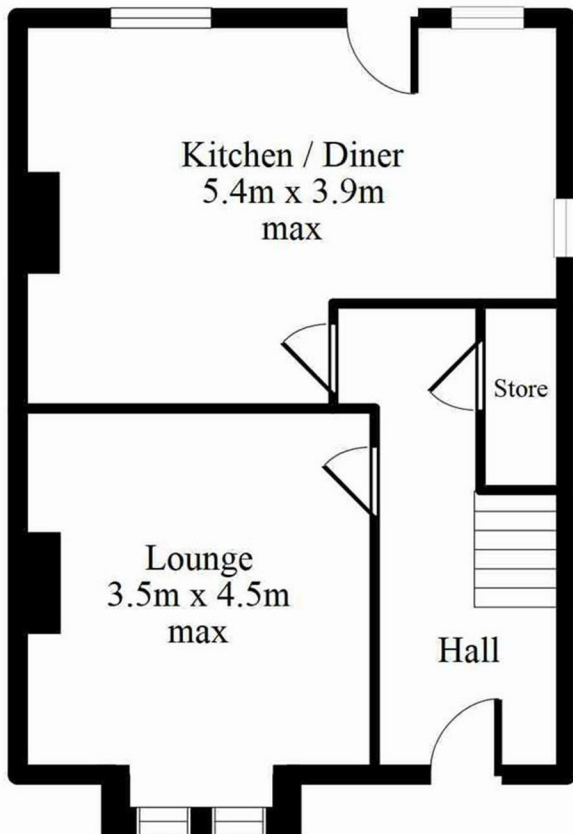
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		67	
(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. GFPMS 2024