



25 Hollingwood Mount, Bradford, BD7 4DD

Auction Guide £150,000

- THREE BEDROOM SEMI DETACHED
- TERMS & CONDITIONS APPLY
- GARDENS FRONT AND REAR
- MODERN METHOD OF AUCTION
- AN IDEAL FAMILY HOME
- FOR SALE BY MODERN AUCTION
- SUBJECT TO A RESERVE PRICE
- BUYERS FEES APPLY
- PRIMARY SCHOOL AND A PARK CLOSE BY
- VIEW, BID & BUY!

25 Hollingwood Mount, Bradford BD7 4DD

**** SPACIOUS THREE BEDROOM SEMI DETACHED ** FOR SALE BY MODERN METHOD OF AUCTION ****
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! VIEW, BID & BUY!



Council Tax Band: B



This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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

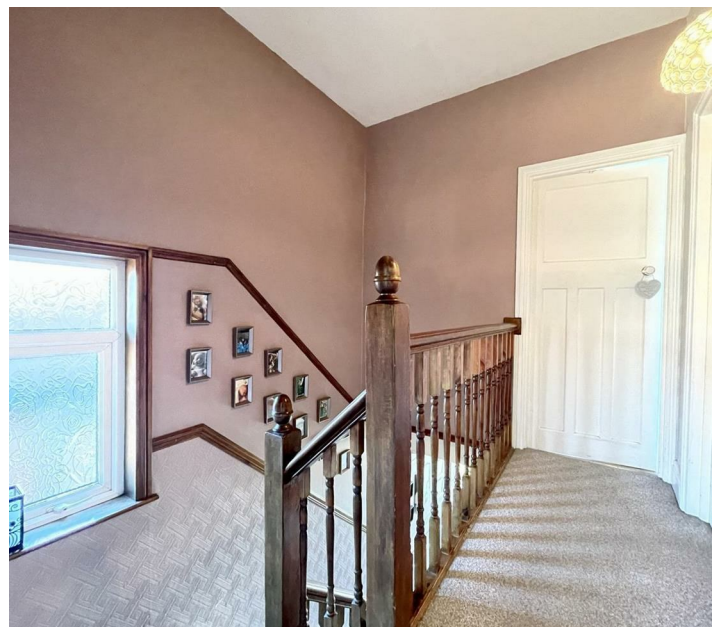
A fully tiled bathroom comprising of a panelled bath with electric shower over, pedestal washbasin, chrome heated towel rail and a window to the rear elevation.

WC

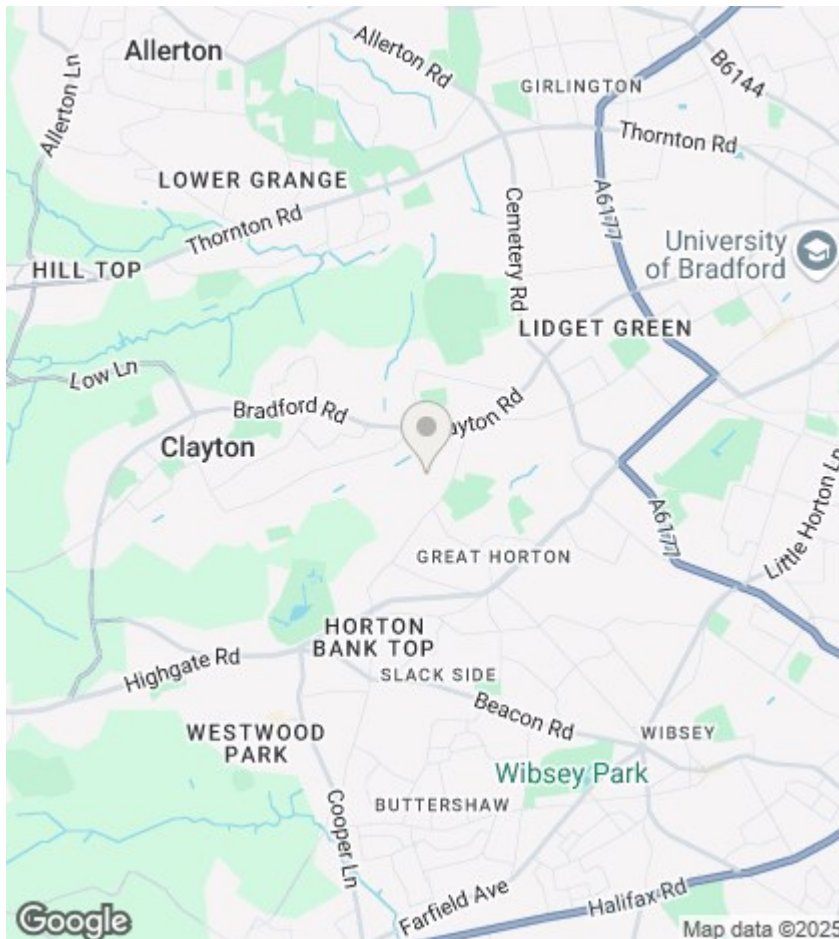
A separate WC with fully tiled walls and a window to the side elevation.

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

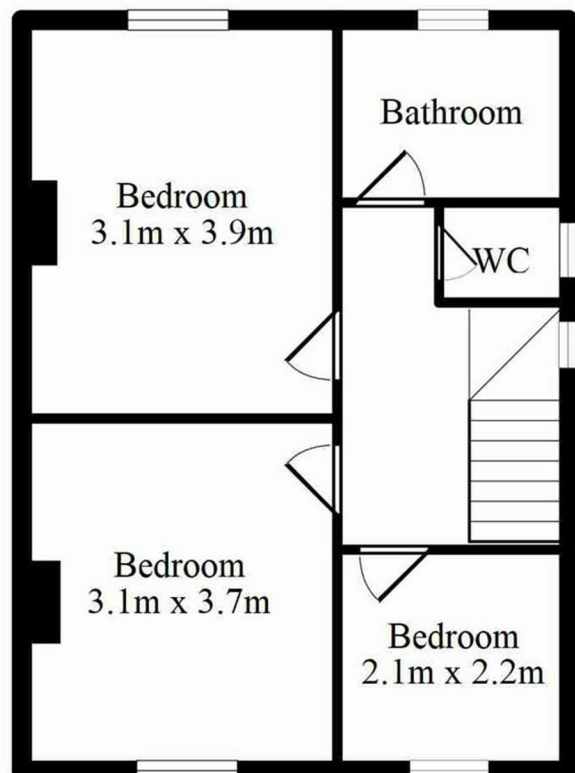
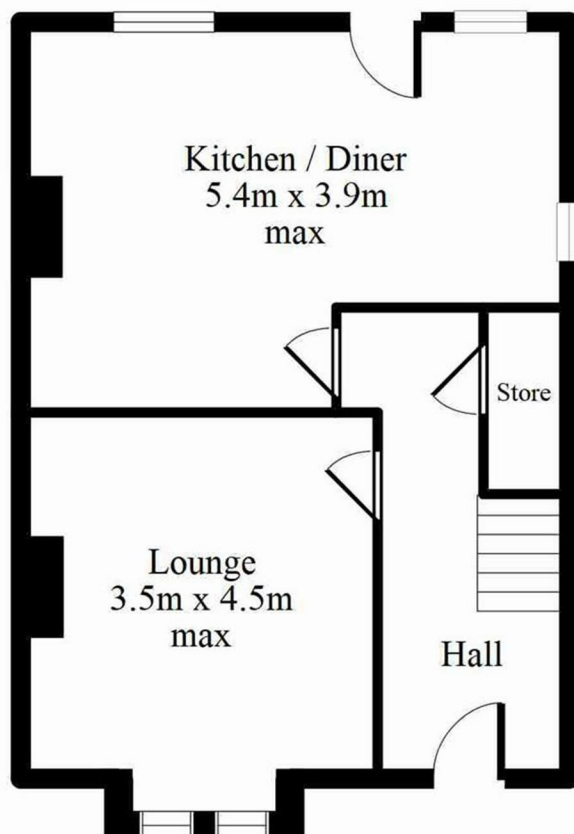
Viewings

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		
(55-68) D	67	
(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