



1 Holly Park Grove, Bradford, BD7 4BZ

£195,000

- THREE BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- GOOD-SIZED CORNER PLOT
- POPULAR LOCATION
- SINGLE DETACHED GARAGE
- WELL PRESENTED & MAINTAINED
- UPVC DOUBLE GLAZING
- OFFERING FURTHER POTENTIAL
- OFF-ROAD PARKING
- EARLY VIEWING ADVISED

1 Holly Park Grove, Bradford BD7 4BZ

**** WELL PRESENTED THREE BEDROOM SEMI DETACHED ** CORNER PLOT ** ELEVATED POSITION ** POPULAR LOCATION ** POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION **** Bronte Estates are delighted to offer for sale this well maintained family home in the Hollingwood Lane area of BD7. To the front of the property is a good-sized garden, gated driveway, single garage and garden shed. To the rear is an enclosed garden. Internally the property is well presented throughout and offers 'ready to move in' accommodation, briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, three Bedrooms and a family Bathroom. Further benefitting from UPVC double glazing and gas central heating. We are expecting a high demand for this lovely property, please register your interest with us ASAP.



Council Tax Band: B



Entrance Hall

A UPVC door with side windows opens into the hallway. Stairs lead off to the first floor, door to the lounge and a door to the kitchen. Central heating radiator.

Lounge

Bay window to the front elevation, electric fire in a wooden surround and a central heating radiator.

Kitchen

Fitted with a range of base and wall units with laminated working surfaces and splash-back wall tiling. Integrated gas hob, electric oven and extractor above, plus plumbing for a washing machine and a stainless steel sink and drainer. The washing machine and a fridge are included in the sale. Window to the rear elevation, external door to the side and a door to the cellar.

Dining Room

Window to the rear elevation, modern electric fire and a central heating radiator.

Cellar

Basement cellar providing additional storage.

First Floor

Landing area with open spindle balustrade and a window to the side elevation.

Bedroom One

Window to the front elevation enjoying distant views across Bradford. Two double fitted wardrobes with over-head cupboards and a central heating radiator.

Bedroom Two

Another double bedroom with a window to the rear elevation, fitted wardrobes with over-head cupboards and a central heating radiator.

Bedroom Three

A single bedroom with a window to the front elevation and a central heating radiator. Hatch to the loft space.

Bathroom

A modern white bathroom suite comprising of a panelled bath with shower over and glass screen, pedestal washbasin and a low flush WC. Window to the rear elevation.

ADDITIONAL INFORMATION

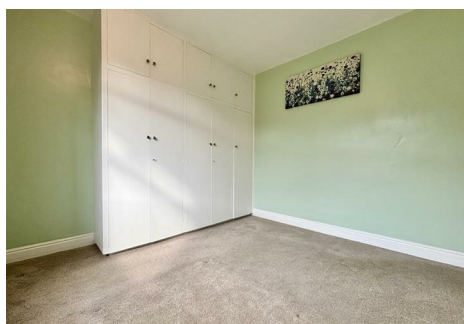
The current owners have had architects drawings prepared for a two-storey side extension. The plans have not yet been submitted to the council. Neighbouring properties have also converted the roof space by adding dormer windows, so this could be another option for increasing the living space.

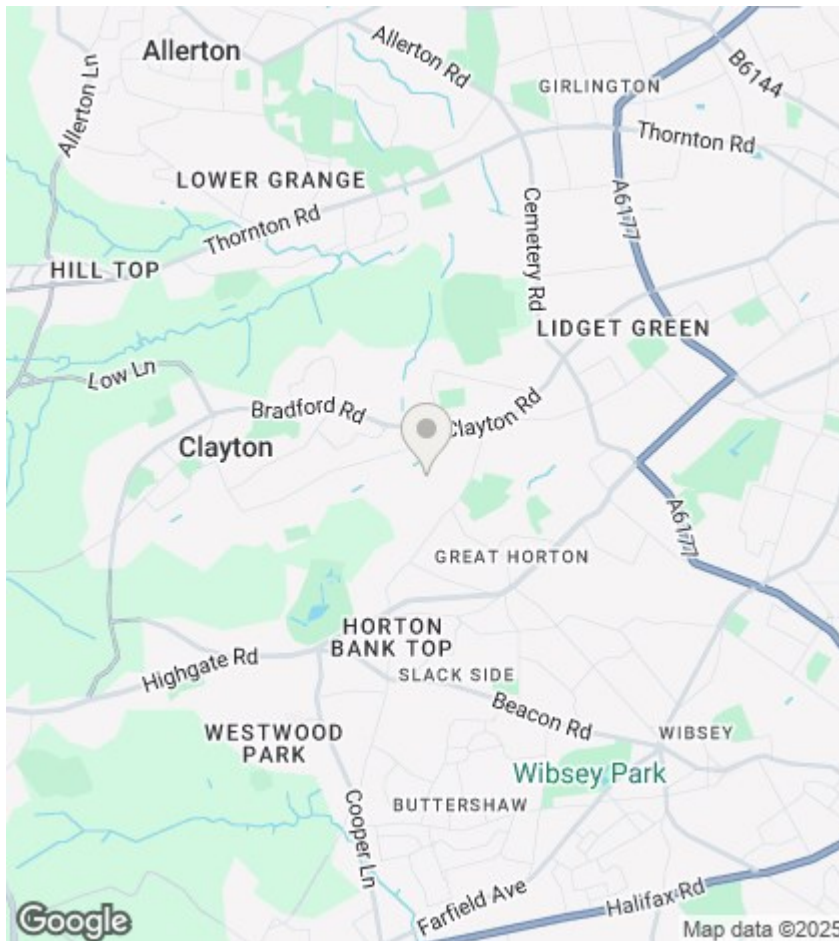




PLEASE NOTE - THIS ILLUSTRATION IS FOR REFERENCE ONLY TO DEMONSTRATE OPTIONS FOR EXTENSION. THE PROPERTY IS NOT SOLD WITH ANY PLANNING PERMISSIONS IN PLACE.

DRAWING TITLE
Indicative Extension Layouts
ADDRESS
1 Holly Park Grove, Bradford
SCALE
Not to Scale





Directions

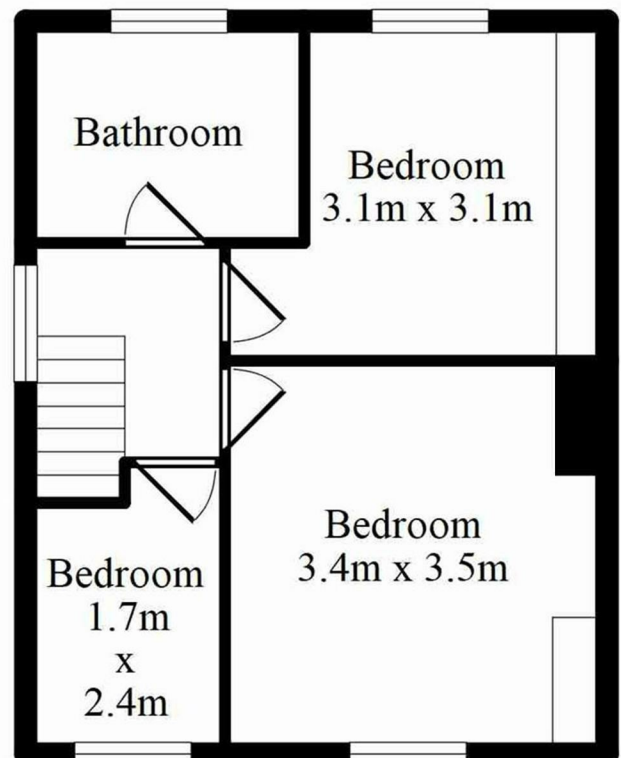
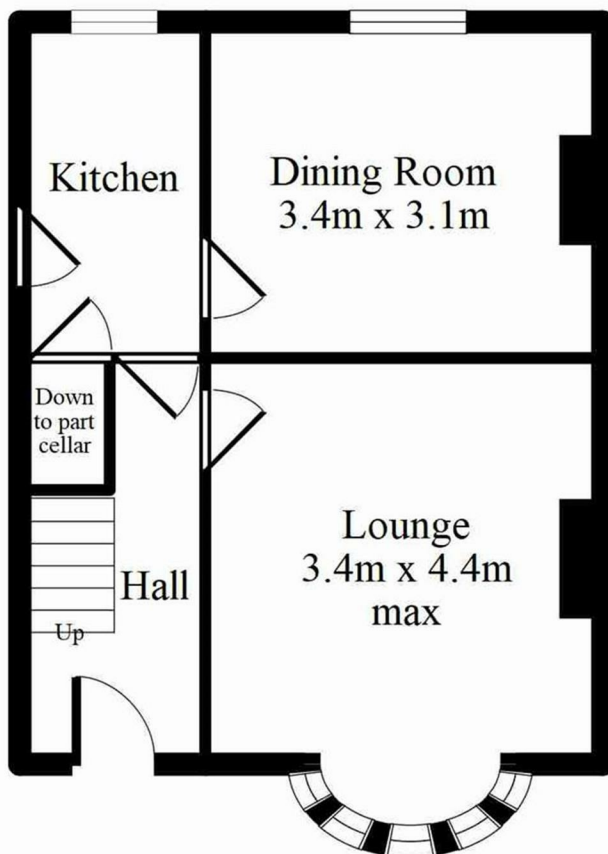
Viewings

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		84
(69-80) C		
(55-68) D	61	
(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 2025