



380 Hollingwood Lane, Great Horton, Bradford, BD7 4AL

£350,000

This individually built and designed three double-bedroom detached bungalow offers spacious and versatile accommodation, making it an excellent purchase for a variety of buyers. Positioned in an elevated spot, it boasts breathtaking far-reaching views across Bradford and beyond.

Ideally located near the Quora retail park, local amenities, and schools, this property ensures convenience and accessibility. The interior features an entrance hallway, cloakroom, L-shaped lounge/diner, conservatory, kitchen, three double bedrooms, and a luxurious four-piece bathroom.

The exterior is equally impressive, with beautifully maintained lawned and patio gardens on all four sides, a driveway leading to an integral garage, and additional under-house storage/workshop space. This home perfectly combines comfort, style, and functionality in a sought-after location.

Entrance Hallway: A welcoming space with ample room for coats and shoes.

Cloakroom: Conveniently located for guests and family.

L Shaped Lounge/Diner (25'1" x 16'): This expansive area features an electric fire on a charming stone hearth, four radiators, and offers breathtaking, far-reaching views.

Kitchen (11'10" x 8'): A modern fitted kitchen equipped with a range of wall and base units, tiled splashback, integral fridge, washing machine, dishwasher, oven, hob, and extractor hood. The granite worktops and tiled floor add a touch of luxury, with a UPVC door providing access and more far-reaching views.

Inner Hall: Connecting the main living spaces with the bedrooms and bathroom.

Bedroom One (15'11" x 12'11"): This spacious bedroom includes fitted wardrobes, drawers, a dresser, a radiator, and offers stunning views.

Bedroom Two (12' x 12'2"): A comfortable second bedroom with a radiator.

Bedroom Three (12' x 11'10"): Another well-proportioned bedroom with a radiator.

Bathroom: A luxurious four-piece suite featuring a jacuzzi bath, a shower cubicle with a power shower, a low suite WC, a pedestal wash basin, and fully tiled walls and floor. A towel radiator adds to the comfort.

Conservatory (16'1" x 11'2"): Enjoy the stunning views year-round in this bright conservatory, complete with two radiators and French doors opening to the rear garden.

Exterior: The property boasts lawned gardens on all four sides, with a patio, borders, and shrubs. A driveway leads to an integral garage, and additional under-house storage/workshop space is available. Potential to extend the property subject to planning.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

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