



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



Viewing arrangements

Strictly by appointment through WW Estates
 01274 693737
 wibsey@wwestateagents.com

Directions

See mapping.

Hollingwood Mount, Bradford, BD7 4DD
Offers In The Region Of £230,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Hollingwood Mount, Bradford, BD7 4DD

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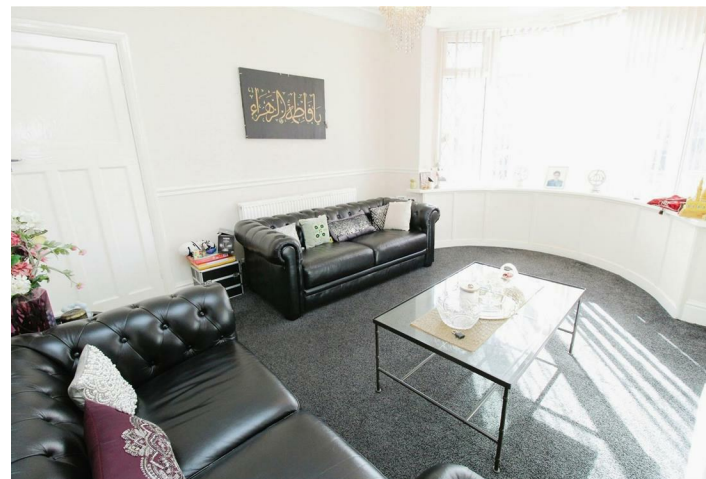
Extended Three Bedroom Semi-Detached House
*** Garage And Gated Driveway *** Two Reception Rooms *** Sought After Location *** Close To Local Schools, Shops And Amenities *** Potential For Further Extension STPP.

Three bedroom semi-detached house situated within close proximity to the Quora retail park, shops and local schools. The property would make an ideal family home and early viewing is strongly advised.

The accommodation briefly comprises; Entrance porch, entrance hall with door to access the cellar which has two separate rooms and power and light connected, lounge with bay window, sitting room with feature fireplace and French doors to access the conservatory which in turn has a door to access the rear garden, kitchen with modern fitted wall and base units, integrated oven, gas hob with extractor hood above and space for appliances. On the first floor the landing gives access to three good sized bedrooms and the family bathroom with corner bath, shower cubicle, low level WC and hand

wash basin.

Outside; There is a gated driveway providing off road parking and a garage with up and over door. The enclosed low maintenance rear garden has patio areas and a raised planting bed.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Extended three bedroom semi-detached house in a highly sought after location.

Rating authority
Borough Council Tax Band C

Services
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure
Freehold