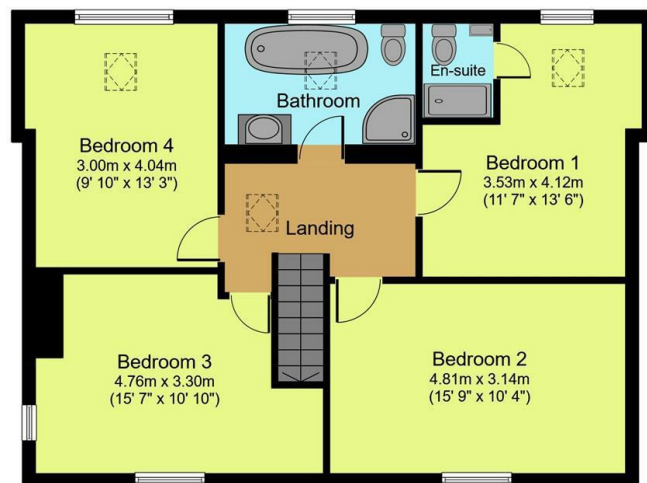


Ground Floor



First Floor

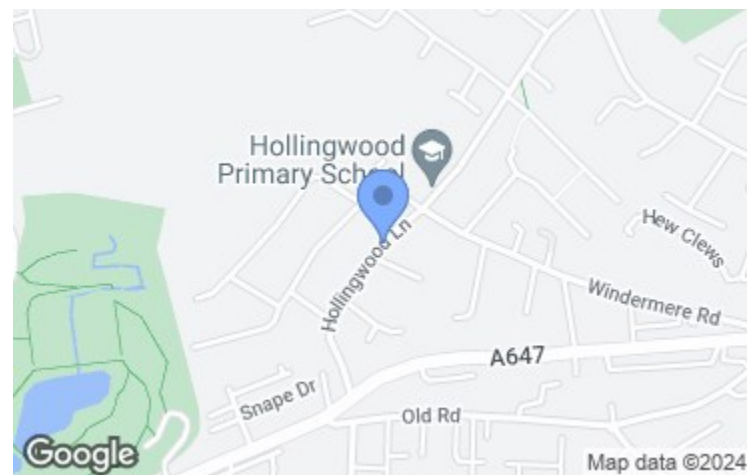
Created using Vision Publisher™



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	

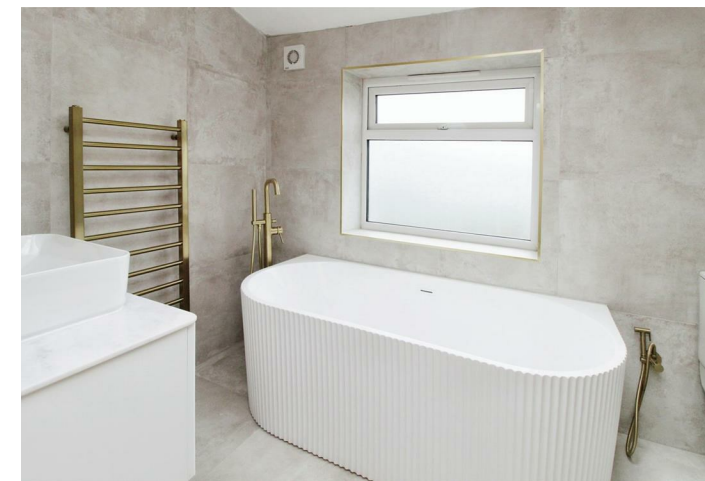
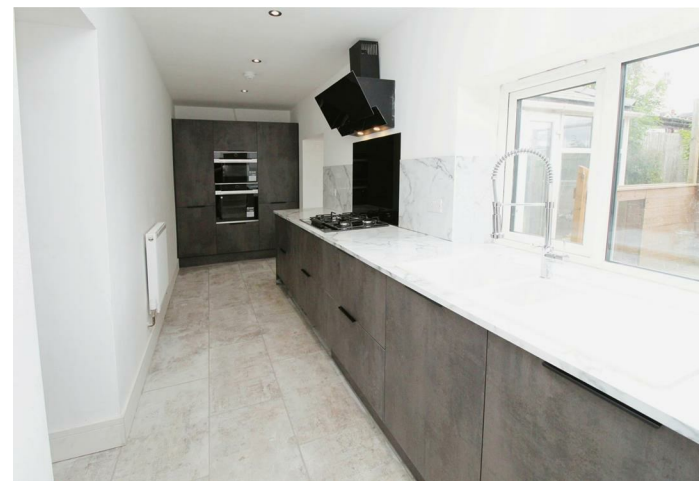
Viewing arrangements

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



Directions

See mapping.



Hollingwood Lane, Bradford, BD7 4AY
Offers Over £375,000

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 Lane, Bradford, BD7 4AY

 2  4  2

Luxurious Double-Fronted Victorian House on Hollingwood Lane, BD7 4, Bradford.

Discover this exquisite double-fronted house, meticulously renovated to blend historical charm with modern luxury. Nestled on the desirable Hollingwood Lane in Bradford, this home offers nearly 1,600 sq. ft. of living space, ideal for families.

Extensive Renovation; Completely updated with a new roof, joists, rafters, and floorboards. Reclaimed Yorkshire stone tiles, a complete rewire, new plumbing, and new radiators ensure efficiency and comfort. Move-in ready with no further investment needed.

Living Spaces; Two large living rooms perfect for gatherings. The kitchen diner, with Italian tiling, creates a warm atmosphere for culinary adventures.

Spacious Bedrooms; Four large double bedrooms, including a master suite with a luxurious ensuite, offer space and privacy, rare in the area.

Outdoor Have; A large, secure back garden with a spacious deck for summer barbecues. The end-of-garden office provides a serene retreat.

Modern Amenities; Future-proofed with electric

vehicle wiring, triple glazing for energy efficiency, and two integrated fridge freezers for ample storage.

Premium Finishes; Oak doors, vaulted ceilings with Velux windows, and Italian tiling throughout. Designed for beauty and functionality.

Parking; Space for up to four vehicles.

Future Expansion; Potential to extend the kitchen to suit your needs.

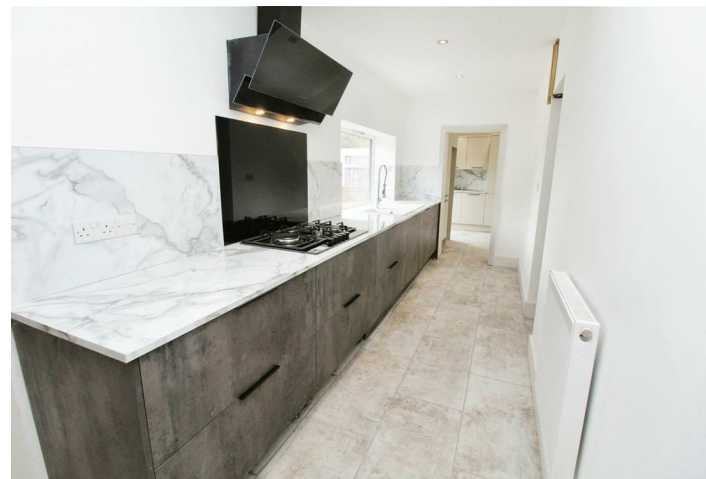
Utility Room; Featuring a second sink, a second integrated fridge freezer, and space for a stacked washer and dryer combo.

Natural Light; Skylights and large windows flood the home with light.

Climate Comfort; Exceptional insulation ensures year-round comfort.

Prime Location; Near a highly-rated primary school, supermarkets, Starbucks, and a beautiful park.

Community Perks; In a peaceful neighborhood close to essential amenities, schools, and transport links.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Luxurious four bedroom double fronted house being sold with no onward chain.

Rating authority
Borough Council Tax Band D

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold