









welcome to

Hollingwood Lane, Bradford

Offered with no onward chain is this spacious three bedrooms semi detached with two reception rooms, ample parking and garage.













Entrance Hall

With radiator.

Lounge

12' 6" into recess x 13' 9" into bay (3.81m into recess x 4.19m into bay)
With window to the front and radiator.

Dining Room

12' 1" x 9' 11" (3.68m x 3.02m)
With window to the rear and radiator.

Kitchen

12' 1" x 9' 8" (3.68m x 2.95m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, window to the rear and door to the side.

Landing

With window to the side, storage cupboard and provides access to the loft.

Bedroom One

11' x 13' 9" max (3.35m x 4.19m max) With window to the front, fitted wardrobe and radiator.

Bedroom Two

11' 1" max x 12' 3" (3.38m max x 3.73m) With window to the rear, fitted wardrobe and radiator.

Bedroom Three

 $8' 2" \times 6' 7" (2.49m \times 2.01m)$ With window to the side and radiator.

Bathroom

Comprises of corner bath, wash hand basin, w/c, window to the rear and radiator.

Outside

Driveway and garden to the front, to the rear garage and garden space.





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Hollingwood Lane, Bradford

- Three bedrooms
- Two reception rooms
- Semi detached
- Driveway & Garage
- Offers over £175,000

Tenure: Freehold EPC Rating: D

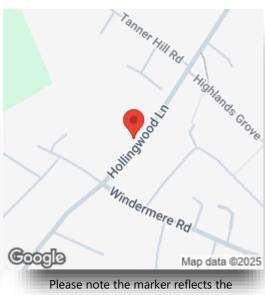
offers over

£175,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF115653



Property Ref: BDF115653 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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