









welcome to

Hollingwood Mount, Bradford

Offered to the market is this spacious three bedroom detached property. With potential to extend, subject to planning permissions. Close to the retails park with great transport links. This property benefits from central heating with hive control.













Entrance Hall

Entrance hall with radiator and provides access to the lounge and stairway leading to the first floor.

Lounge

14' 4" x 11' 8" into recess (4.37m x 3.56m into recess) With window to the front, fireplace, radiator and archway open to dining room.

Dining Room

11' 11" x 8' 2" (3.63m x 2.49m)

Arch into the lounge with window to the rear and radiator.

Kitchen

11' 10" x 6' 2" (3.61m x 1.88m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, storage cupboard, plumbing for washing machine, window to the rear, houses the boiler and door to the side.

Landing

With storage cupboard and provides access to the loft.

Bedroom One

9' 10" max x 14' 8" (3.00m max x 4.47m)

Good sized master bedroom with window to the front and radiator.

Bedroom Two

8' 4" x 10' 1" (2.54m x 3.07m)

With window to the rear providing beautiful views and radiator.

Bedroom Three

 $8^{\circ}\ 5^{\circ}\ x\ 6^{\circ}\ (\ 2.57m\ x\ 1.83m\)$

With window to the rear and radiator.

Bathroom

Comprises panel bath, wash hand basin, w/c, tiled walls, window to the side and heated towel rail.

Garage

With power and lighting and electric sectional door with key fob. With door and window to the rear.

Outside

Driveway and well maintained lawn garden to the front, garage to the side and enclosed lawn garden to the rear.





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Hollingwood Mount, Bradford

- Three bedrooms
- Two reception rooms
- Driveway
- Garage
- Offers over £200,000

Tenure: Freehold EPC Rating: C

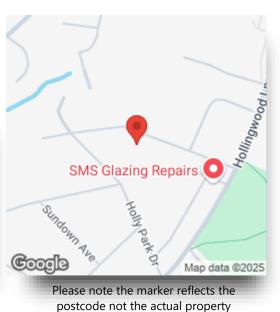
offers over

£200,000









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Property Ref: BDF114968 - 0004 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 guidance 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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