

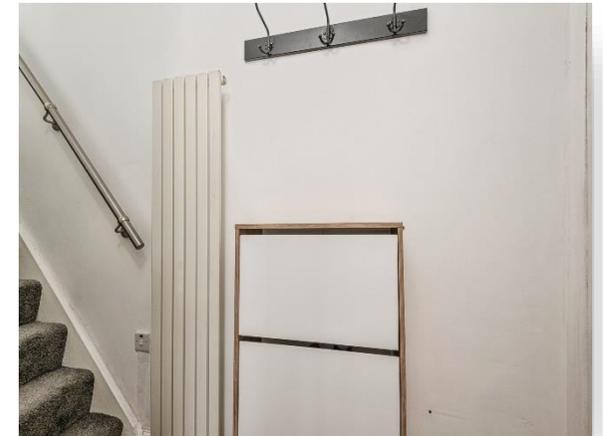


**Hollybank Gardens, Bradford BD7 4QR**

**welcome to**

**Hollybank Gardens, Bradford**

Located in a highly sought after location is this well presented three bedroom semidetached benefiting a driveway to the front and enclosed lawn garden to the rear. Property offers masses of potential for further development subject to planning permission.



## **Entrance Hall**

With radiator.

## **Lounge**

13' 11" into bay x 12' 2" into recess ( 4.24m into bay x 3.71m into recess )

With bay window to the front, feature media wall with built in electric fire unit and gas central heating radiator.

## **Kitchen/ Diner**

8' 7" x 15' 5" max ( 2.62m x 4.70m max )

Modern fitted kitchen in white with a range of wall and base units incorporating stainless steel sink and drainer with mixer tap, eye level electric oven, gas hob with cooker hood, storage cupboard, window and door to the rear.

## **Landing**

With window to the side and provides access to the loft via pulldown ladder.

## **Bedroom One**

8' plus wardrobe x 11' 6" ( 2.44m plus wardrobe x 3.51m )

With window to the front and built in wardrobe.

## **Bedroom Two**

9' 10" x 9' 2" ( 3.00m x 2.79m )

With window to the rear and radiator.

## **Bedroom Three**

7' 8" x 5' 11" ( 2.34m x 1.80m )

With window to the front and radiator.

## **Bathroom**

Modern fitted three piece suite comprises panel bath with shower over, wash hand basin set in vanity, w/c, window to the rear and heated towel rail.

## **Outside**

Great size gardens with driveway and enclosed well maintained lawn garden to the rear offering masses of potential subject to planning permission.



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welcome to

## Hollybank Gardens, Bradford

- Three bedroom
- Semi detached
- Driveway
- Well presented throughout
- Offers over £190,000

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over  
**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF115838 - 0004

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