



Hollybank Road, Bradford BD7 4QP

welcome to

Hollybank Road, Bradford

Offered to the market is this well presented four bedroom detached property. Outside the property benefits from driveway, garage and garden to the rear.



Entrance Hall

Lounge

11' 1" x 18' 9" (3.38m x 5.71m)

With window to the front and radiator.

Dining Room

9' 6" x 11' 1" (2.90m x 3.38m)

With patio doors to the conservatory and radiator.

Kitchen

13' 9" x 10' 7" (4.19m x 3.23m)

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

Downstairs W/C

With wash hand basin and w/c.

Conservatory

9' 9" x 9' 8" (2.97m x 2.95m)

With door to the side.

Bedroom One

14' 7" x 11' 1" (4.45m x 3.38m)

With two windows to the front, fitted wardrobes and radiator.

Ensuite

Comprises of shower cubicle, wash hand basin, w/c and window to the side.

Bedroom Two

11' 2" x 9' 1" (3.40m x 2.77m)

With window to the rear, fitted wardrobes and radiator.

Bedroom Three

9' 7" x 8' 5" (2.92m x 2.57m)

With window to the front, fitted wardrobes and radiator.

Bedroom Four

9' 6" x 8' (2.90m x 2.44m)

With window to the rear and radiator.

Bathroom

Comprises of bath with shower over, wash hand basin set in vanity unit, w/c and window to the side.

Outside

Driveway leading to the garage and enclosed garden to the rear with lawn and patio area.



view this property online williamhbrown.co.uk/Property/BDF116035



welcome to

Hollybank Road, Bradford

- Four bedroom
- Detached property
- Driveway
- Garage
- Offers in the region of £345,000

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in the region of
£345,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116035



Property Ref:
BDF116035 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk