...Your proactive estate agent

Holly Street, Bradford, BD6 3NF

Offers Over £140,000

Park Row

Situated in the highly desirable sought After area of Queensbury, this beautifully presented two-bedroom terraced home offers modern living in a prime location. Ideally positioned between Halifax and Bradford town centres, Queensbury is known for its charm, excellent local amenities, and great transport links.
This home is perfect for families, professionals, or first-time buyers, with well-regarded schools, local shops, and key commuter routes all within easy walking distance.
Inside, you'll find a super-modern interior, boasting stylish décor and high-quality fixtures throughout. The property comprises a spacious living area, a sleek fitted kitchen, and two generously sized double bedrooms. The contemporary bathroom includes both a bath and separate shower, catering to all needs.
Outside, a private garden offers a lovely space to relax or entertain. Along with a parking space.
early viewing is highly recommended!

GROUND FLOOR ACCOMMODATION

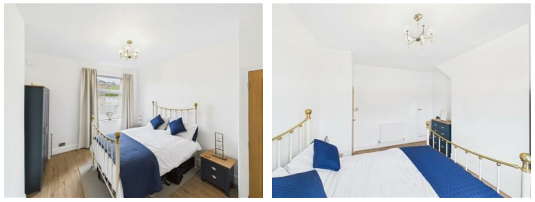
Lounge
Front entrance door that leads into the living room, with a UPVC double glazed window to the front elevation. A wall mounted gas fire wood laminate flooring, gas central heated radiator and an access door that opens into the stairs and a space that opens into the kitchen.

Kitchen
With a door into the Cellar, wall and base kitchen units in shaker style with wooden work surfaces over. There is a fitted electric oven with gas hob over and extra extractor hood. UPVC double glazed side window. Plumbing for a washing machine. Gas central heated radiator and wood laminate flooring.

Cellar

Stairs to the first floor
First Floor giving access to the bathroom and bedroom one. Door opens up to the second floor.

Bedroom One
UPVC double glazed window to the front elevation gas central heated radiator, laminate flooring and a storage cupboard.



Bathroom
UPVC double glazed window to the front elevation, partly tiled walls. A double shower cubicle with glass surround and waterfall shower attachment. The bath has a mixer tap the toilet has a low-level flush. There is a sink with mixer tap and vanity unit, towel radiator and LVT wood flooring. Under stairs storage cupboard.

Bedroom Two
UPVC double glazed window to the front elevation, gas central heated radiator, and storage cupboard into the loft eaves.

Rear Garden
A well maintained garden, which has a land area and also a decking area. The landscape and style of the garden truly matches the rest of the property. There is also on street parking at the property.

HEATING & APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and

The Property Ombudsman

Park Row

recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOUR'S

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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VIEWING'S

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

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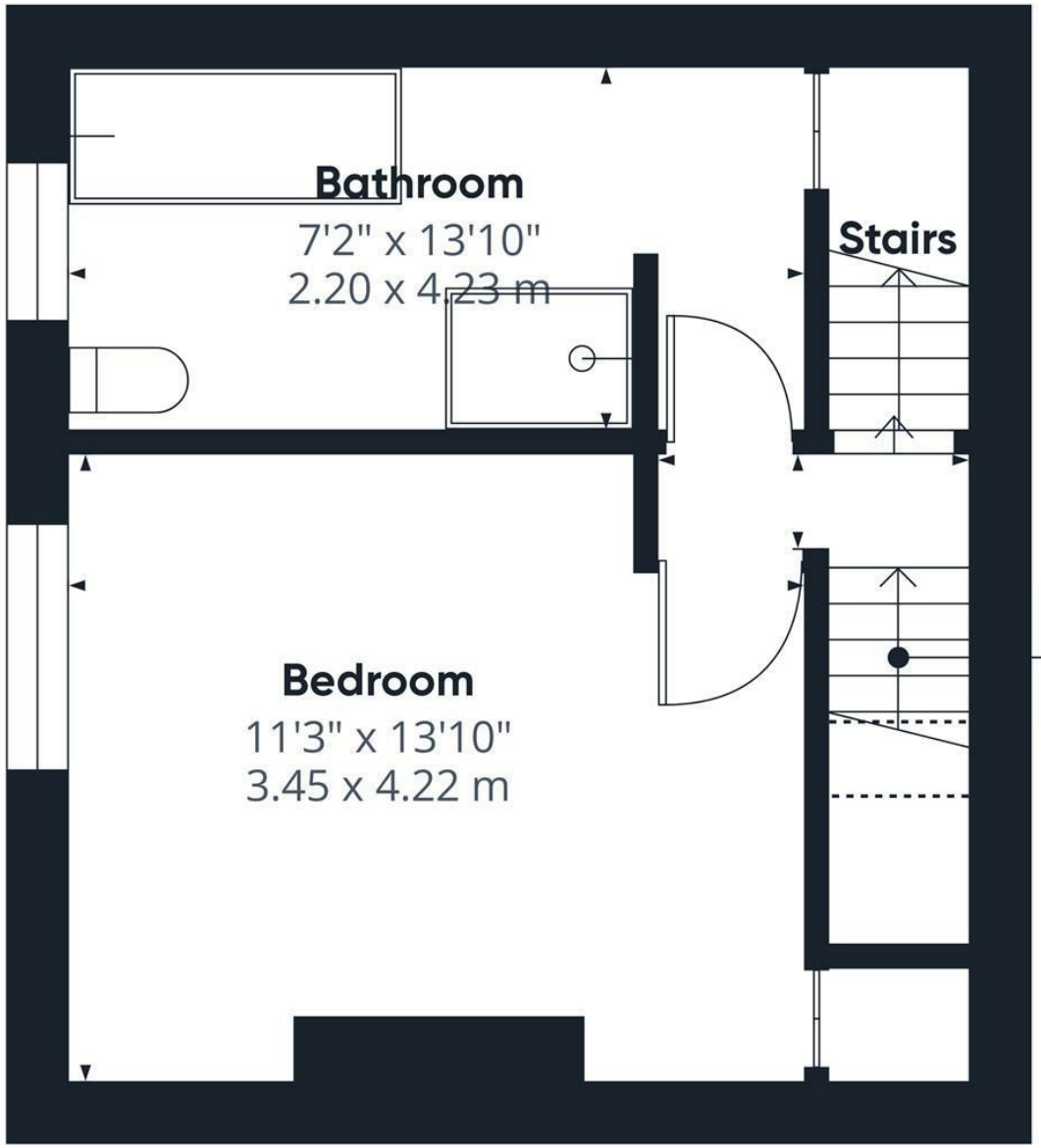

Floor 1

Approximate total area(1)

285.78 ft²

26.55 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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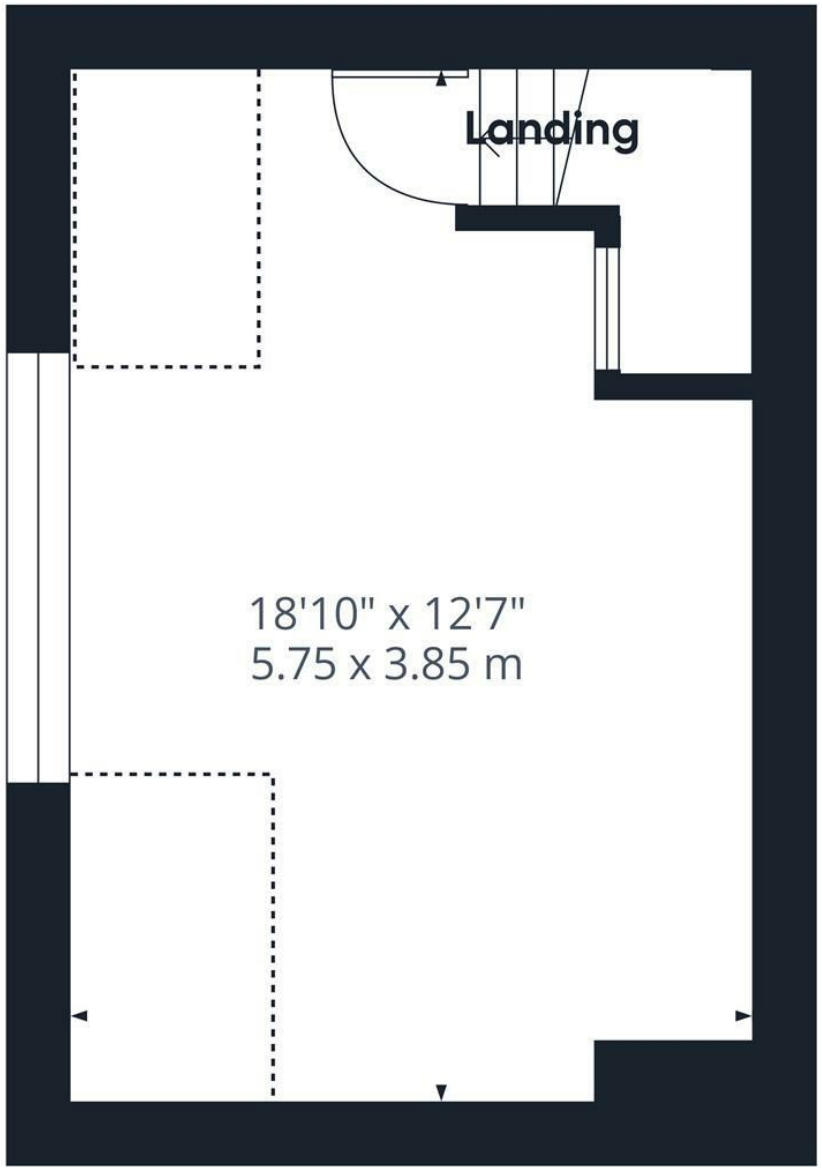

Floor 2

Approximate total area(1)

209.36 ft²

19.45 m²

Reduced headroom

38.3 ft²

3.56 m²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft/1,5 m

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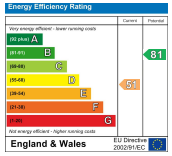

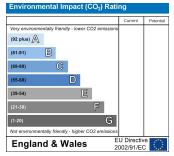

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