



**Holroyd Hill, Bradford BD6 1PJ**

**welcome to**

## **Holroyd Hill, Bradford**

A must view property to appreciate the space on offer, benefiting for four bedrooms, two reception rooms an a private enclosed rear garden.



## **Entrance Hall**

With gas central heating radiator and storage cupboard.

## **Lounge**

15' 1" plus recess x 13' 3" into recess ( 4.60m plus recess x 4.04m into recess )

With gas fire set in fireplace, two double glazed windows to the rear and gas central heating radiator.

## **Dining Room**

14' 10" x 14' 9" into recess ( 4.52m x 4.50m into recess )

With three double glazed windows, one to the front and two to the side elevation, gas fire set in fireplace, built in bookshelves and gas central heating radiator.

## **Kitchen**

15' 11" x 10' 5" plus recess ( 4.85m x 3.17m plus recess )

Fully fitted kitchen with a range of base and wall units incorporating sink and drainer with work surfaces, plumbing for automatic washing machine and dishwasher, built in fridge/freezer, ceiling spotlights, tiled floor, splash back tiling, double glazed window to the rear and door access into rear garden.

## **Cellar**

Access is from the entrance hallway in to the cellar with gas central heating radiator currently used as a play room.

## **Landing**

With double glazed window to the rear.

## **Bedroom One**

14' 7" x 13' 9" into recess ( 4.45m x 4.19m into recess )

With double glazed window to the rear, gas central heating radiator, fitted wardrobes and loft access.

## **Bedroom Two**

With double glazed window to the front and gas central heating radiator.

## **Bedroom Three**

10' 8" plus wardrobe x 7' 9" ( 3.25m plus wardrobe x 2.36m

)

With double glazed window to the rear, gas central heating radiator and built in wardrobes.

## **Bedroom Four**

8' 8" plus wardrobe x 7' 9" ( 2.64m plus wardrobe x 2.36m )

With double glazed window to the rear built in wardrobes and gas central heating radiator.

## **Bathroom**

Fitted three piece suite comprises of panel bath with electric shower over and shower screen, wash hand basin and WC, ceiling spotlights, splash back tiling and double glazed window to the rear.

## **Outside**

To the rear current owner has placed a fence which would normally offer off street parking leading to good size patio area and spacious lawn garden area with high hedges offering privacy with mature plants and shrubs.



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welcome to

## Holroyd Hill, Bradford

- Four Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Enclosed Rear Garden
- Guide Price £220,000-£230,000

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

**£220,000-£230,000**



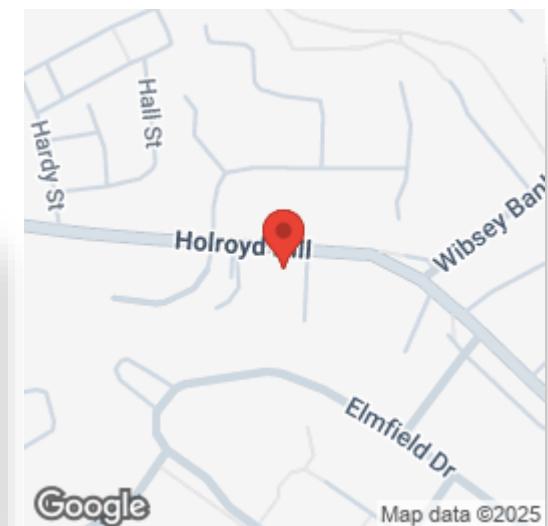
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Property Ref:  
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Please note the marker reflects the postcode not the actual property

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