



Hollingwood Lane, Bradford BD7 2RE



welcome to

Hollingwood Lane, Bradford

Located in a highly sought after location opposite Scott Works Retail Park with lots of shops and amenities.
With accommodation over four floors offering ample family living space.



Entrance Vertibule

To the front providing access into the living room.

Living Room

12' 7" x 12' 5" into recess (3.84m x 3.78m into recess)
With window to the front, feature fireplace and gas central heating radiator.

Diner

14' x 12' 4" into recess (4.27m x 3.76m into recess)
With window to the rear, feature fireplace and gas central heating radiator.

Kitchen

5' 9" x 5' 11" (1.75m x 1.80m)
Base units and door access into the rear garden.

Lower Ground Floor

Access via the dining room.

Kitchen

Basement kitchen with a wealth of base and wall units incorporating sink and drainer with work surfaces. With door access into the rear garden.

Cellar Storage

12' 3" x 11' 9" (3.73m x 3.58m)
With window to the front.

First Floor Landing

With staircase leading to second floor.

Bedroom One

12' 2" x 12' into recess (3.71m x 3.66m into recess)
With window to the front and gas central heating radiator.

Bedroom Two

10' 9" x 7' (3.28m x 2.13m)
With window to the rear and gas central heating radiator.

Shower Room

Three piece suite comprises shower cubicle, wash hand basin and WC with window to the rear.

Bedroom Three

12' 2" x 11' 10" max (3.71m x 3.61m max)
Located on the second floor with window to the front.

Bedroom Four

12' 5" x 12' 2" max (3.78m x 3.71m max)
Located on the second floor with window to the rear.

Shower Room Two

Located on the second floor, three piece suite comprises shower cubicle, wash hand basin and WC.

Outside

To the outside there is a yard at the rear.



view this property online williamhbrown.co.uk/Property/BDF117611



welcome to

Hollingwood Lane, Bradford

- Four Bedroom
- Through Terrace
- No Chain
- Two Reception Rooms
- Price Offers Over £150,000

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£150,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF117611



Property Ref:
BDF117611 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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