



**Hollybank Gardens, Bradford BD7 4QR**



**welcome to**

**Hollybank Gardens, Bradford**

A must view property this two bedroom, two reception room property has been beautifully decorated throughout by the current owner. Offering ready to move into accommodation.



### **Living Room**

12' into bay x 11' 7" into recess ( 3.66m into bay x 3.53m into recess )

With bay window to the front, stove fire place and gas central heating radiator.

### **Dining Room**

10' 10" x 10' 1" into recess ( 3.30m x 3.07m into recess )

With patio doors leading tot he rear garden, window tot he rear and gas central heating radiator.

### **Kitchen**

10' 9" x 4' 7" ( 3.28m x 1.40m )

Modern fitted kitchen with a range of base and wall units incorporating stainless steel sink and drainer with work surfaces. Built in electric oven and four ring gas hob with cooker hood. With window to rear.

### **Landing**

#### **Bedroom One**

15' 1" into recess x 10' 5" ( 4.60m into recess x 3.17m )

With two windows to the front and gas central heating radiator.

#### **Bedroom Two**

10' 10" x 9' into wardrobe ( 3.30m x 2.74m into wardrobe )

With window to the rear and built in storage.

### **Loft Space**

Great loft space with masses of potential subject to the correct planning permission.

### **Bathroom**

Modern three piece suite in white comprises panel bath with shower over and shower screen, wash hand basin and WC with window to the rear.

### **Outside**

To the outside there are great size gardens to the front and rear. With driveway offering off road parking to the front.



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## Hollybank Gardens, Bradford

- Two bedroom
- Two reception rooms
- Beautifully presented throughout
- Gardens to the front & Rear
- Price £165,000

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

**£165,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF116680 - 0003

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