



Hollybank Road, Bradford BD7 4RA



welcome to

Hollybank Road, Bradford

Located on Hollybank Road in Bradford BD7, this well presented two bedroom house features a modern kitchen with a five hob gas cooker and extractor fan. It includes two good sized bedrooms and private front and side gardens.



Entrance Hall

With window and door to the front, and stairs leading to the lower ground floor and upstairs.

Lounge

14' 10" x 14' 1" (4.52m x 4.29m)

With window to the front, gas central heating radiator and a central heating combination boiler.

Kitchen/Diner

14' 2" x 13' 11" (4.32m x 4.24m)

Fitted kitchen with a range of wall and base units. Electric oven, five ring gas hob and extractor fan above. Single bowl and drainer. Window to the side and gas central heating radiator.

Landing

With stairs from the hallway and gas central heating radiator. Stairs leading to the second floor.

Bedroom One

14' 7" x 8' 7" (4.45m x 2.62m)

With window to the front, television point and gas central heating radiator.

Bedroom Two

14' 7" x 14' 1" (4.45m x 4.29m)

Windows to the front and side and gas central heating radiator.

Bathroom

Three piece suite comprising of panel bath, wash hand basin and W/C. Window to the front and gas central heating radiator and extractor fan.

Outside

Private gardens to the front and side of the property.



view this property online williamhbrown.co.uk/Property/BDF116545



welcome to

Hollybank Road, Bradford

- Modern fitted kitchen
- Well presented
- Two bedrooms
- Private gardens
- £140,000

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

£140,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116545



Property Ref:
BDF116545 - 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 Corp 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**
Incorporating
**Porter
Glenny**



01274 693138



Wibsey@williamhbrown.co.uk



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



williamhbrown.co.uk