



19 Hollybank Gardens, Bradford, BD7 4QR

Offers Over £200,000

- AVAILABLE WITH NO CHAIN
- WELL PRESENTED THROUGHOUT
- MODERN FAMILY BATHROOM
- POTENTIAL TO CREATE MORE PARKING
- CLOSE TO LOCAL SCHOOLS
- THREE BEDROOM SEMI DETACHED
- DRIVEWAY PARKING FOR TWO CARS
- GARDENS TO THE FRONT AND REAR
- CUL-DE-SAC LOCATION
- RECENT DETACHED SINGLE GARAGE

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**** NO CHAIN ** THREE BEDROOM SEMI DETACHED ** POPULAR LOCATION ** DRIVEWAY PARKING ** GARAGE & GARDENS **** This well presented semi detached sits in a cul-de-sac position just off the popular Hollybank Road in BD7. Benefitting from gas central heating, UPVC double glazing, a modern bathroom and is well presented throughout. Briefly comprising of: Entrance Hall, Lounge, Dining-Kitchen, three first floor Bedrooms and a family Bathroom. Gardens to the front and rear and a single detached garage. Early viewing is advised.



Council Tax Band: B



Entrance Hall

Stairs lead off to the first floor, central heating radiator and a door to the lounge.

Lounge

14'3 x 12'0

Bay window to the front elevation, glass fronted electric fire and a central heating radiator.

Dining-Kitchen

15'5 x 8'7

A fitted kitchen with designated space for a dining table & chairs. The kitchen area comprises of a range of base and wall cabinets, laminated work surfaces and splash-back tiling. Stainless steel sink & drainer, plumbing for a washing machine and a freestanding gas cooker is included in the sale. There are two windows to rear elevation, a useful pantry providing further storage and housing the central heating boiler plus an exterior door leading out to the rear garden.

First Floor

Landing area with a window to the side elevation and access to the bedrooms and bathroom.

Bedroom One

11'5 x 9'2

Window to the front elevation and a central heating radiator. Three large matching double wardrobes with drawers below are included in the sale.

Bedroom Two

9'9 x 9'3

Window to the rear elevation and a central heating radiator. Enjoying distant uninterrupted views across Bradford. A large double wardrobe with sliding doors is included in the sale.

Bedroom Three

7'5 x 6'1

Window to the front elevation and a central heating radiator. A bespoke wardrobe unit with clothes hanging rail, cupboards, drawers and a pull out-desk included in the sale.

Bathroom

A modern refurbished bathroom with quality three piece suite comprising of a panelled bath

with a mains powered shower over, wall mounted washbasin and a low flush WC. Window to the rear elevation, extractor and a heated towel rail.

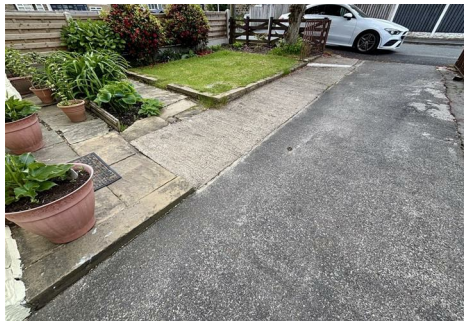
External

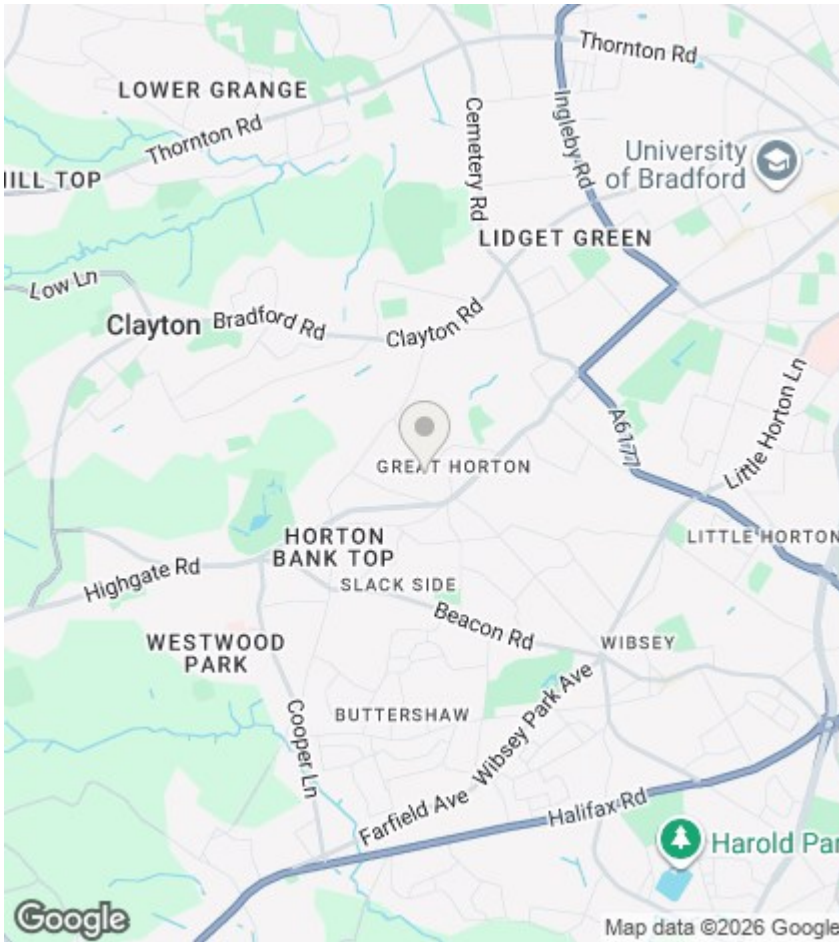
To the front of the property is a gated driveway providing off-road parking for two cars, a lawn and flower bed. To the side of the property the driveway leads to a modern detached single garage. The rear garden is fully enclosed and low maintenance, consisting of a patio seating area and artificial grass.

Garage

Modern detached single garage with power and light, 'up and over' door to the front, side entrance door and a UPVC window.







Directions

Viewings

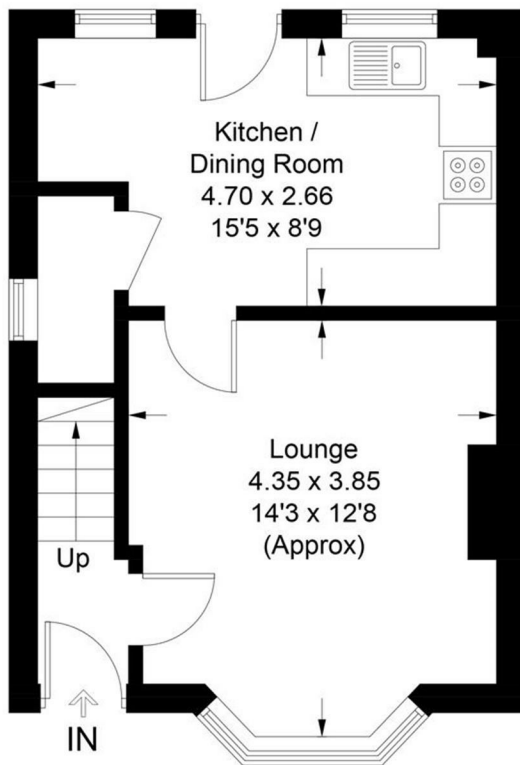
Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

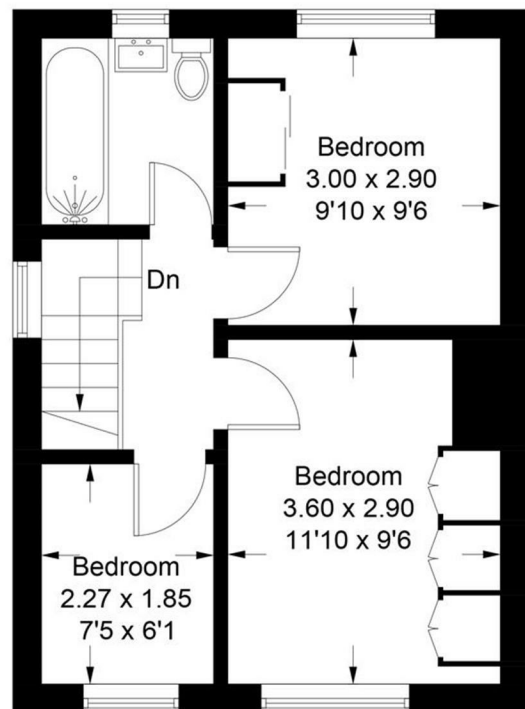
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 66.0 sq m / 710 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,