



## 19 Hollybank Gardens, Bradford, BD7 4QR

£210,000

- THREE BEDROOM SEMI DETACHED
- WELL PRESENTED THROUGHOUT
- MODERN FAMILY BATHROOM
- POTENTIAL TO CREATE MORE PARKING
- CLOSE TO LOCAL SCHOOLS
- POPULAR LOCATION IN BD7
- DRIVEWAY PARKING FOR TWO CARS
- GARDENS TO THE FRONT AND REAR
- CUL-DE-SAC LOCATION
- RECENT DETACHED SINGLE GARAGE

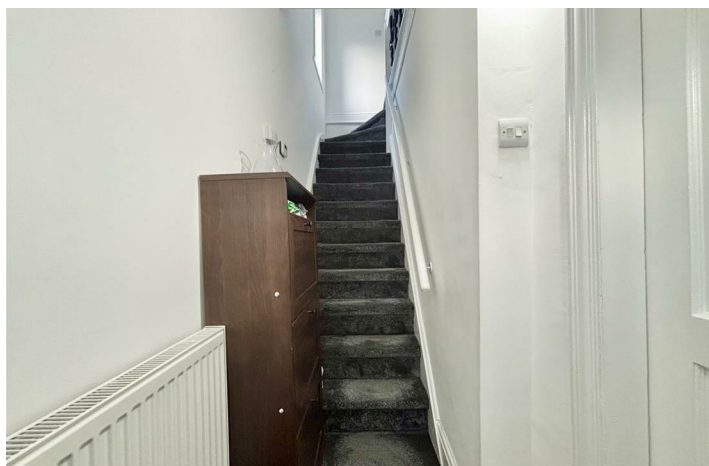


# 19 Hollybank Gardens, Bradford BD7 4QR

**\*\* 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 is available by separate negotiation.

### **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.

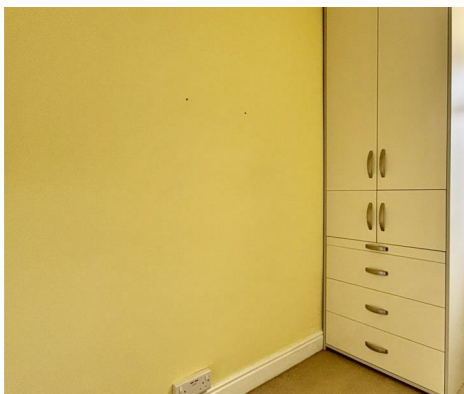
### **Garage**

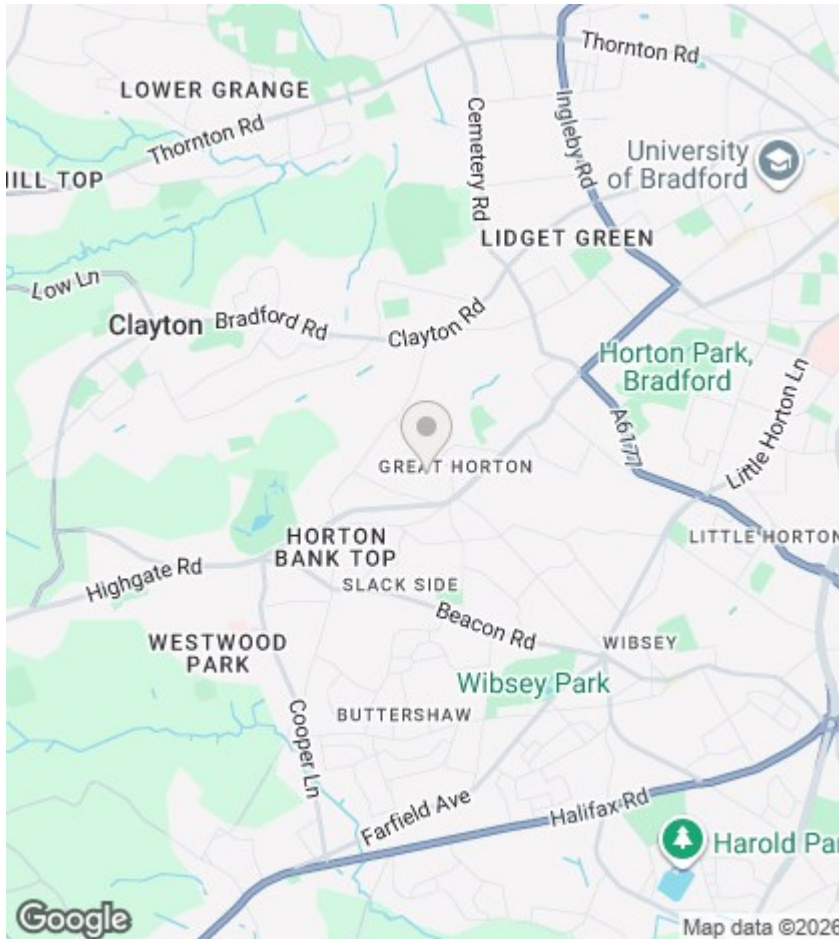
Modern detached single garage with power and light, 'up and over' door to the front, side entrance door and a UPVC window.











## Directions

## Viewings

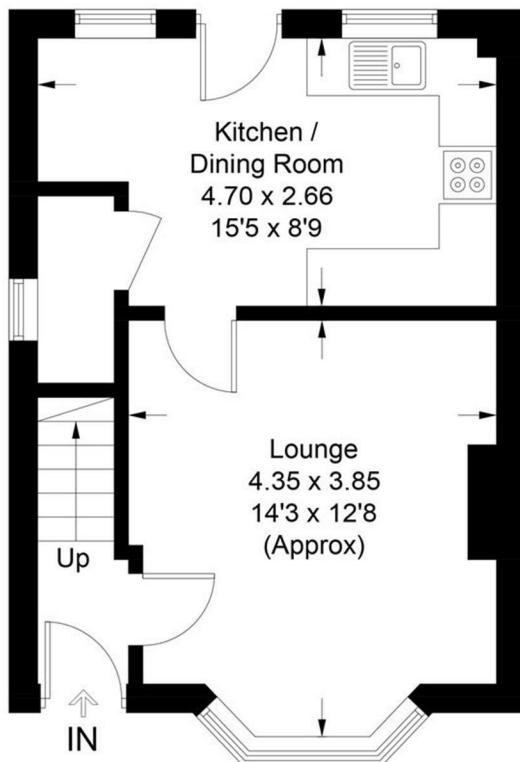
Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

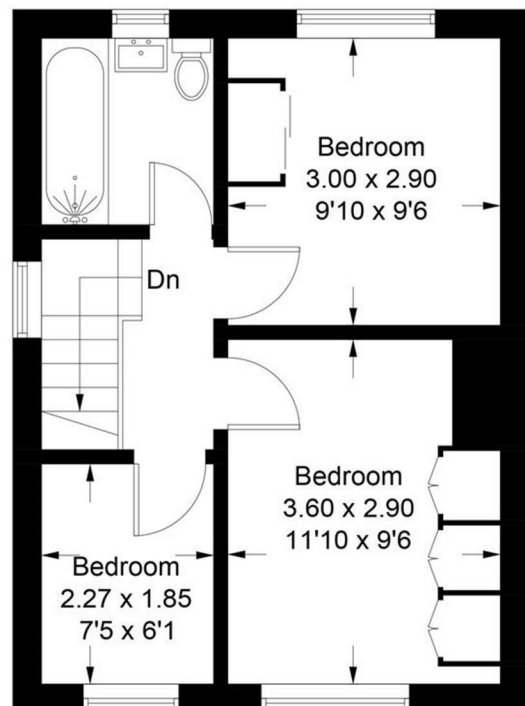
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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,