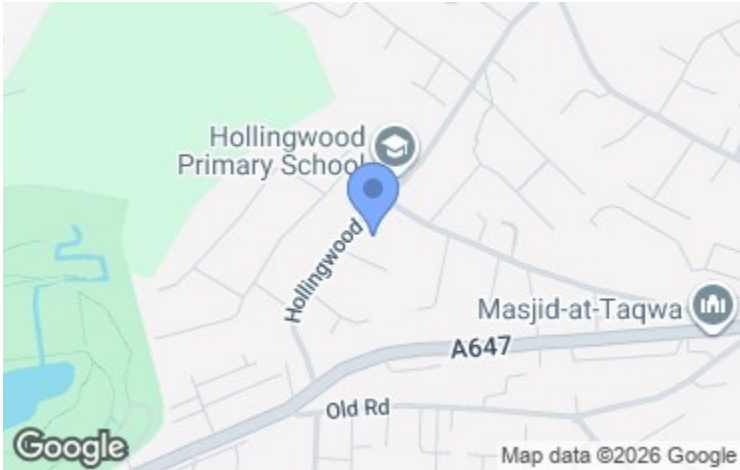




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com

Directions

See mapping.

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Hollingwood Lane, Bradford, BD7 4AY
Offers In Excess Of £230,000



No Onward Chain *** Two Reception Rooms
*** Garage And Driveway *** Generous Plot
Offering Potential To Extend STPP *** Located
in the highly sought-after area of Hollingwood
Lane, Bradford, this spacious semi-detached
house presents an excellent opportunity for
families and first-time buyers alike. With three
well-proportioned bedrooms and a recently
updated shower room, this property is both
practical and inviting. With no onward chain,
this delightful home is ideally located close to
reputable schools and local amenities, making it
a perfect choice for those seeking a blend of
comfort and convenience.

Upon entering, you are greeted by a welcoming
entrance hall that leads to two generous
reception rooms. The lounge, featuring a
charming bay window and an electric fire,
provides a cosy space for relaxation. The dining
room, with its patio doors, seamlessly connects
to the rear garden, making it perfect for
entertaining or enjoying family meals.

The kitchen is equipped with fitted wall and

base units, an oven, a hob with an extractor
hood, and integrated appliances including a
dishwasher and fridge, ensuring that culinary
enthusiasts will feel right at home.

Upstairs, the three bedrooms offer ample space
for rest and study, while the modern shower
room boasts a walk-in shower cubicle, a low-
level WC, and a stylish vanity hand wash unit,
catering to all your daily needs.

Outside, the property benefits from a driveway
and garage, providing convenient off-street
parking. The front and rear gardens are well-
maintained and offer potential for extension,
subject to planning permission, allowing you to
tailor the space to your preferences.



Fixtures & fittings Spacious three bedroom semi-detached house in highly desirable location being sold with no onward chain.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band C	Tenure Freehold