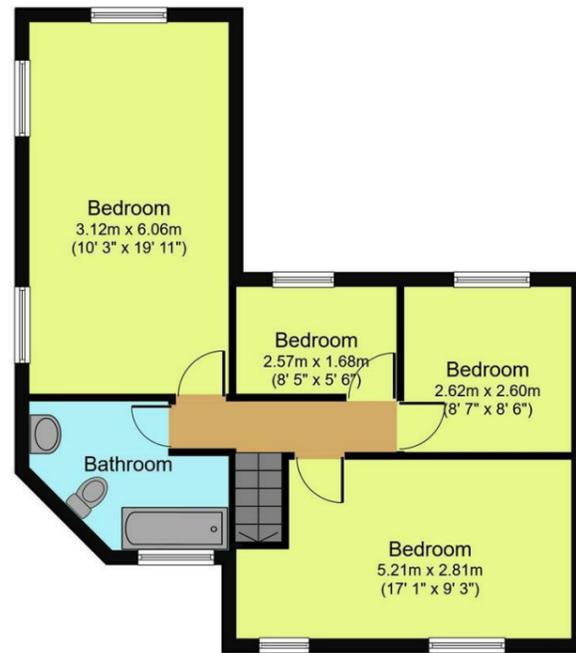


Ground Floor



First Floor

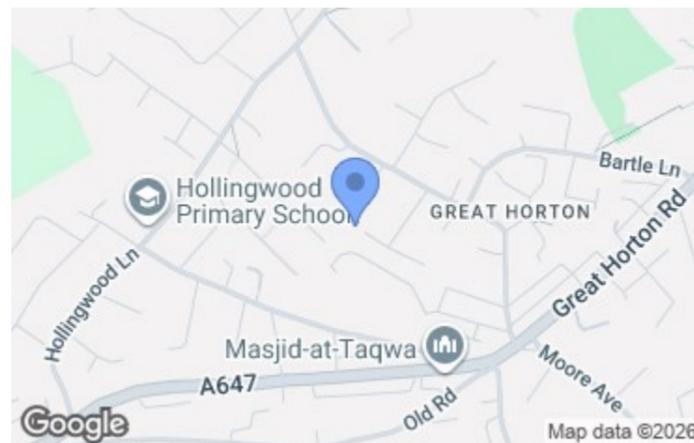
Created using Vision Publisher™



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.



Hollybank Gardens, Bradford, BD7 4QR

£350,000

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.



Hollybank Gardens, Bradford, BD7 4QR

 2  5  1

Five Bedrooms *** Substantial Semi-Detached House *** Two Reception Rooms *** Family Bathroom And Ground Floor WC *** Private Parking. Located in the highly sought-after area of Hollybank Gardens, Bradford, this spacious five-bedroom semi-detached house offers an ideal family home. Upon entering, you are greeted by a welcoming entrance hall that leads onto a ground floor WC, spacious lounge and second reception room used as a dining room ensuring practicality for everyday living.

The ground floor boasts two generous reception rooms, including a spacious lounge equipped with an integrated fireplace, central heating and plenty of space for furniture. The modern kitchen is a true highlight, featuring contemporary fitted wall and base units, an integrated oven, a gas hob with an extractor hood, double sink and ample space for appliances. The second reception room provides ample space for a dining area ideal for hosting guest and family dinners. This space also provides a downstairs WC and access to the rear of the property.

As you ascend to the first floor, you will find four well-proportioned bedrooms, each offering a comfortable retreat for family members or guests. The modern three piece bathroom is well designed, featuring a bath, low-level WC, and hand wash basin, catering to the needs of a busy household.

Outside, the property benefits from a spacious driveway that accommodates for private parking and gated access to the side of the property ensuring your privacy needs are met.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

Well presented and spacious five bedroom semi-detached house with two reception rooms in highly desirable cul-de-sac location.

Rating authority
Borough Council Tax Band B

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold