



17 Hollybank Gardens, Bradford, BD7 4QR

**** OFFERED WITH NO CHAIN ** ENVIABLE PLOT POSITION ** VAST AMOUNT OF POTENTIAL FOR EXTENSION **** Viewing is strongly advised for this SEMI DETACHED property which offers the new owners, opportunities to create their own home! In need of cosmetic works, this semi detached offers TWO BEDROOM accommodation (Which could create three), house bathroom, lounge and dining kitchen. Externally, the plot allows a lot of external space to three side plus drive and detached garage. Lending itself to extension opportunity (subject to permissions). Ideal for all the local amenities, commute and shops. It will appeal to all buyers and we strongly urge early arrangement of viewing.

£160,000

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ENTRANCE PORCH

Permanent built with power and access to the lounge

LOUNGE 15'2" x 13'1" (4.62m x 4m)

Open stairs to the first floor and feature fireplace housing gas fire

DINING KITCHEN 6'9" x 15'2" (2.06m x 4.62m)

Selection of wall and base units, worktops with sink and drainer. Plumbing for washer, oven hob and extractor. Open understair store area. Patio doors leading to the rear gardens

FIRST FLOOR

Loft access

BEDROOM ONE 15'1" MAX x 11'3" MAX (4.6m MAX x 3.43m MAX)

Large room with potential to split as windows on the side and front elevation

BEDROOM TWO 11'5" (3.48) x 6'3" (1.9) PLUS RECESS

BATHROOM

Three piece bathroom suite with mixer shower tap and shower over bath, sink and W.C

OUTSIDE

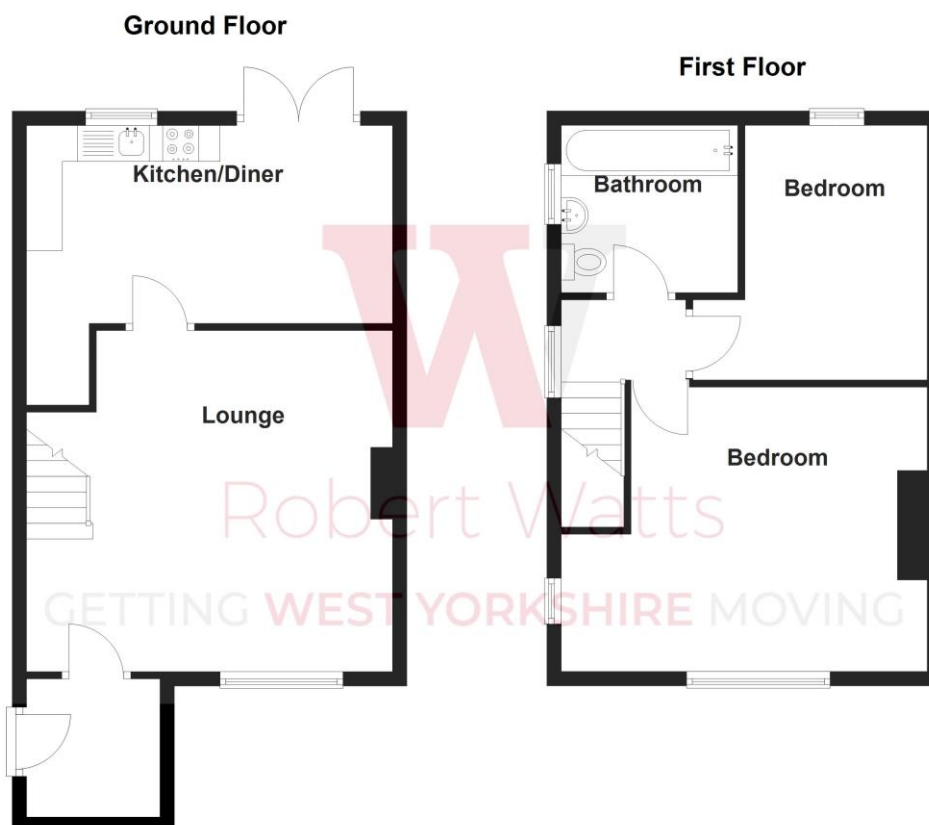
Sat on an enviable plot which lends itself to extension opportunity subject to the relevant planning consent. Lawned gardens to the front with mature shrub screening, ornamental pond, wide drive and detached garage to the side. Enclosed lawned garden to the rear

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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