



9 Welbeck Drive, Off Hollingwood Lane, Bradford, BD7 4BP

**** LOVELY TRADITIONAL SEMI DETACHED PROPERTY ** VIEWING IS STRONGLY ADVISED ** OFFERED WITH NO CHAIN **** Step inside this well presented property which offers family accommodation throughout. Briefly comprising: entrance hall, lounge, dining kitchen and conservatory. THREE BEDROOMS to the first floor and bathroom. Externally, are pleasant gardens to the front with driveway to the side with carport leading to a DETACHED GARAGE (power and light) gardens to the rear with sheds and greenhouse. Benefitting further from GCH and DG the property lends itself to possible extension opportunities (subject to permissions). Well placed for all the local amenities, schools and walks through Brackenhill Park. BOOK YOUR VIEWING TODAY

Offers Over £205,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](#) **t** [@robertwatts_](#)

arla | [propertymark](#) naea | [propertymark](#)

9 Welbeck Drive, Off Hollingwood Lane, Bradford, BD7 4BP

ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 12' x 12'2" (3.66m x 3.7m)

Feature stone fireplace extending into alcoves housing gas fire

DINING KITCHEN 14'2" x 9'9" (4.32m x 2.97m)

Fitted kitchen with an array of wall and base units, worktops, sink and drainer. Freestanding cooker and plumbing for washer. Patio doors leading to conservatory

CONSERVATORY 7'8" x 8'4" approx (2.34m x 2.54m approx)

FIRST FLOOR

Landing area

BEDROOM ONE 12'1" (3.68) x 9'4" (2.84) plus robes

Fitted wardrobes

BEDROOM TWO 9'11" x 8'7" (3.02m x 2.62m)

BEDROOM THREE 4'3" (1.3) x 9'4" (2.84) max including stair head

BATHROOM

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

OUTSIDE

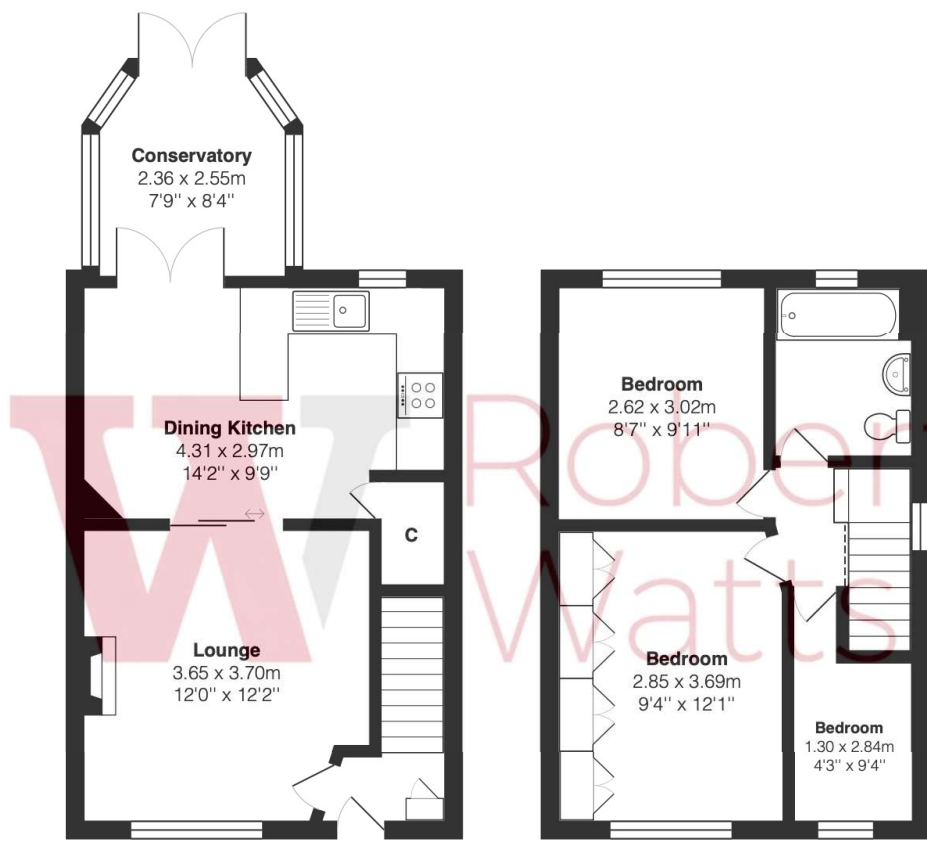
Lawn garden to the front, driveway leading down the side of the house with a carport and detached garage (with water supply). Pleasant lawned gardens to the rear with greenhouse and two sheds

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. Please note this is not refundable.

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.





Ground Floor

First Floor

Total Area: 68.3 m² ... 735 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		