



43 Hollingwood Lane, Bradford, BD7 4BJ

**** LARGE PLOT POSITION ** VAST AMOUNT OF OPPORTUNITIES **** Having had many recent improvements to include REPLACEMENT WINDOWS, DOORS and internal doors this SEMI DETACHED property is an ideal purchase for all variety of buyers. Briefly comprising: entrance porch, lounge, dining kitchen, THREE BEDROOMS and house bathroom. Externally, the area to the front will allow parking for several cars, which leads down the side to a detached garage. The LARGE GARDENS to the rear are ready to landscape and be enjoyed. Extension opportunity is clearly seen (subject to permissions). Ideal for many local amenities, schools, shops and commute. **VIEWING STRONGLY ADVISED**

£220,000



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ENTRANCE PORCH

Permanent built with power and light

LOUNGE 16'10" x 9'10" (5.13m x 3m)

Feature fireplace and windows to front and side elevations

DINING KITCHEN 16'10" (5.13) max x 13'4" (4.06) max

Fitted kitchen with a matching range of base and eye level units with worktop space over. 1 & 1/2 bowl stainless steel sink with mixer tap, plumbing for washer, vent for tumble dryer and space for fridge/freezer. Built-in oven, five ring gas hob with extractor hood over, laminate tiled flooring and window to rear overlooking the rear gardens with door to the side

INNER HALL

Stairs to the first floor, large window and understair store cupboard

BEDROOM ONE 13' x 9'7" (3.96m x 2.92m)

BEDROOM TWO 10'6" x 9'5" (3.2m x 2.87m)

BEDROOM THREE 9'10" x 6'11" (3m x 2.1m)

BATHROOM

Fitted bathroom with three piece white suite, shower over bath, sink and W.C

OUTSIDE

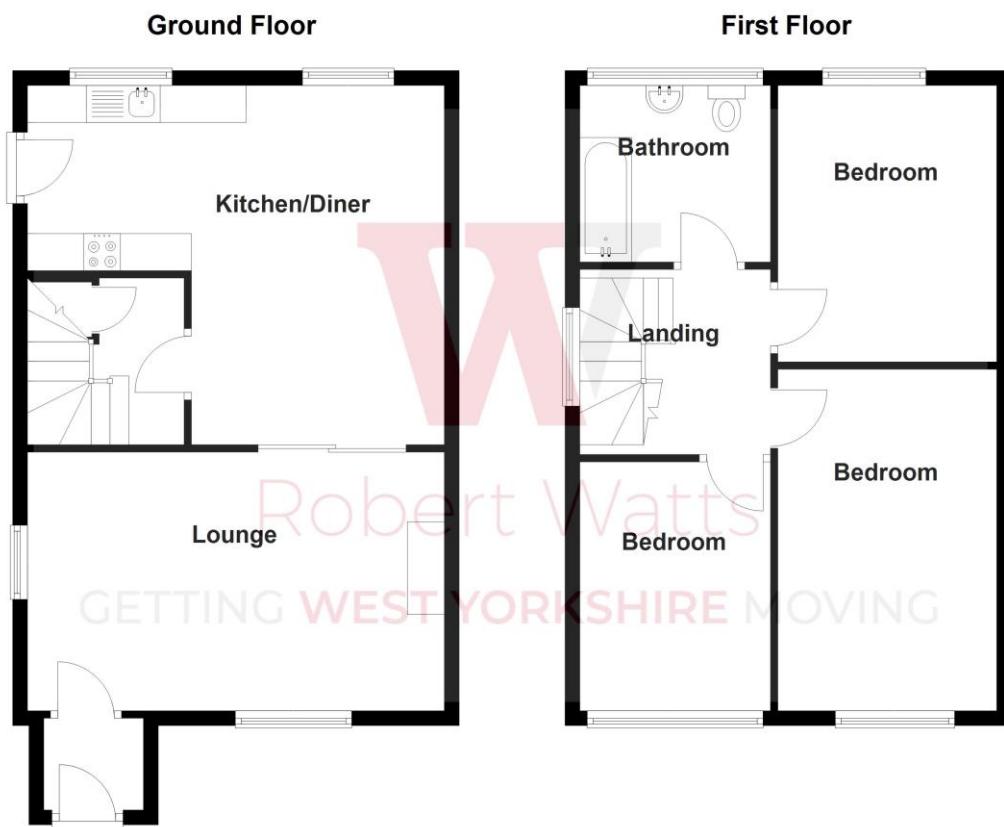
Sat on an enviable plot with a vast amount of scope for further development (subject to the relevant permissions). Large area to the front with space for several cars, this continues to the side which leads to a garage. Larger than expected gardens to the rear with paved seating area

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		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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