



12 Hollybank Grove, Great Horton, Bradford, BD7 4QN

**** LARGER STYLE OF SEMI DETACHED ** CORNER PLOT POSITION ** VAST POTENTIAL FOR FURTHER EXTENSION **** Step inside this lovely TRADITIONAL semi detached property which offers great size accommodation throughout within the FOUR BEDROOMS, TWO RECEPTIONS on offer. Briefly comprising: Entrance hallway, lounge, dining room PLUS DINING KITCHEN in the side extension. THREE BEDROOMS and family bathroom to the first floor plus an attic dormer bedroom. Sit on a large corner plot position in a cul de sac location there are large gardens to the rear with driveway leading to a DETACHED DOUBLE GARAGE! Well placed for many amenities, schools, shops and commute. BOOK YOUR VIEWING TODAY!

£225,000

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ENTRANCE HALLWAY

Lovely traditional features with stained glass panelled door and access to the basement

LOUNGE

Good size reception room with feature fire surround and folding doors opening to dining room

DINING ROOM

Great for family entertainment. Electric fire inset to chimney breast. Laminate flooring and door leading to the rear garden

EXTENDED DINING KITCHEN

Fitted kitchen having an array of wall and base units. Worktops, sink and drainer. Oven, hob and extractor. Plumbing for washer and dish washer, large pantry area off with power and light

FIRST FLOOR

Landing area with closed stairs to the attic room

BEDROOM ONE

Good size double with solid wood flooring and fitted wardrobes incorporating dresser

BEDROOM TWO

Another good size double with laminate flooring and built in wardrobes

BEDROOM THREE

Single room with laminate flooring

BATHROOM

Panelled bath with shower over and screen. Sink and fully tiled walls

SEPERATE W.C

ATTIC ROOM

Dormer style with laminate flooring

OUTSIDE

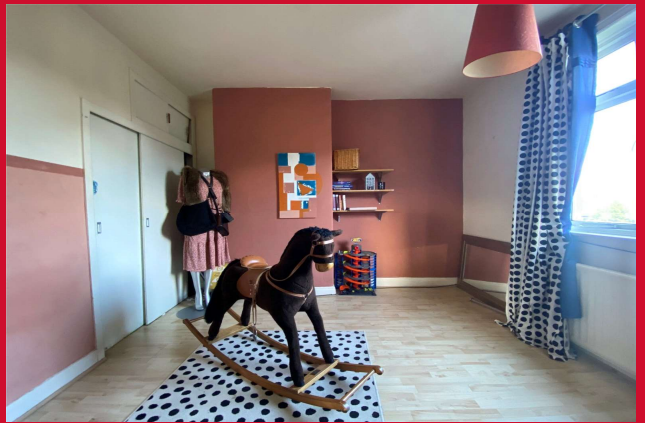
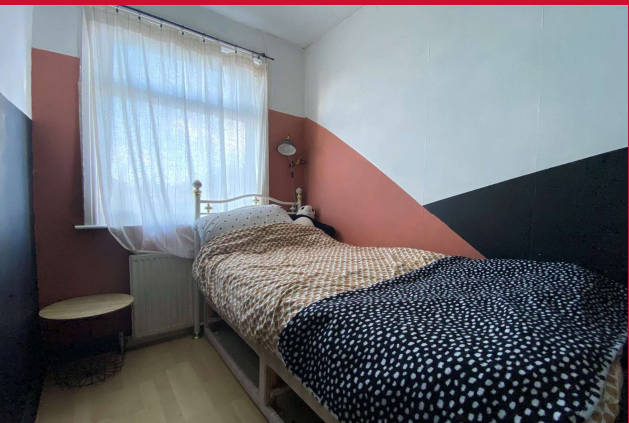
Sit on an enviable plot with off road parking to the front and driveway to the side leading to detached double garage with up and over door. Well stocked, large gardens to the rear mainly laid to lawn, well stocked with mature shrubs, summer house and patio seating area

FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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