



101 Hollingwood Lane, Horton Bank Top, Bradford, BD7 4AY

***** IMPRESSIVE PLOT POSITION ** COMMANDING EXTENDED SEMI DETACHED ** SOLAR PANELS ****

Unique and sat on an enviable plot is this lovely spacious FOUR BEDROOM, THREE RECEPTION ROOM family home. Externally, the property offers parking for several cars to the front, driveway leading to large double garage and good size gardens to the rear. Internally there is plenty of space throughout with HUGE

POTENTIAL to create more. Situated within this HIGHLY SOUGHT AFTER area of Hollingwood Lane, Horton Bank Top, BD7. Well placed for many amenities, schools, commute, and within walking distance of Brackenhill Park.

£300,000

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ENTRANCE VESTIBULE

Leading through to the Hallway

HALLWAY

Open stairs to the first floor and useful under stair store cupboard

LOUNGE 13'9" x 13'6" (4.2m x 4.11m)

Feature fireplace

SITTING ROOM 8'10" x 9'5" (2.7m x 2.87m)

Accessed from lounge and leads through to the kitchen

KITCHEN 11'10" x 9'5" (3.6m x 2.87m)

Selection of wall and base units. Worktops, sink and drainer. Eye level, double oven with separate hob and extractor. Built in dish washer and washer/dryer

DINING ROOM 8'5" x 16'5" (2.57m x 5m)

FIRST FLOOR

BEDROOM ONE 13'10" x 13'9" (4.22m x 4.2m)

Fitted bedroom furniture incorporating dresser

BEDROOM TWO 13'10" x 9'9" (4.22m x 2.97m)

BEDROOM THREE 10'5" x 8'5" (3.18m x 2.57m)

BEDROOM FOUR 8'11" x 8'5" (2.72m x 2.57m)

Built in storage

BEDROOM FIVE / STUDY ROOM 7' x 6'1" (2.13m x 1.85m)

Built in storage

BATHROOM

Shower over bath and sink. Fully tiled walls

SEPERATE W.C

OUTSIDE

Sat on an enviable plot in a prominent position on Hollingwood Lane. Lawned area and driveway to the front with parking for several cars leading past the house to a detached garage (Garage 15'7 x 23'10 approx as irregular shape). Good size gardens to the rear with paved seating area, lawns, greenhouse and borders. Vast amount of scope to create additional living space (subject to permission)

FURTHER INFORMATION

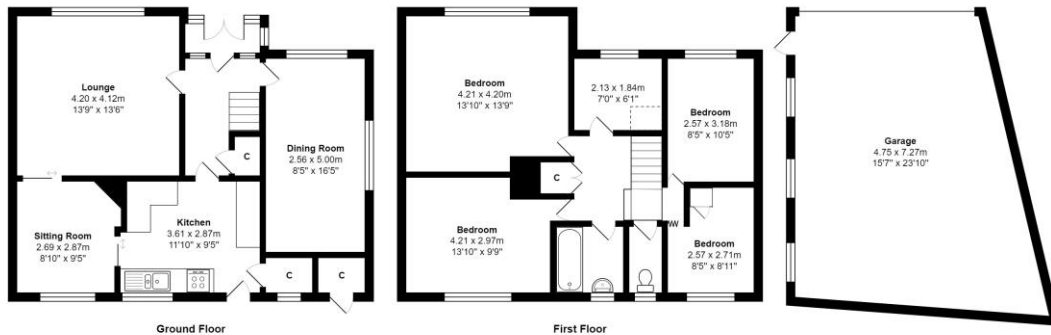
Council Tax - Band D

Tenure - Freehold

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today. Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





Total Area: 162.5 m² ... 1749 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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