



3 Hollybank Gardens, Great Horton, Bradford, BD7 4QR

****OFFERED WITH NO CHAIN ** POPULAR STYLE OF SEMI DETACHED ** POTENTIAL TO CREATE ADDITIONAL LIVING SPACE (subject to permissions)** Situated within this increasing popular part of BD7, just off Hollybank Road, is this ideal first time purchase/young family home. The SEMI DETACHED PROPERTY offers THREE BEDROOM accommodation, lounge and dining kitchen plus house bathroom. Externally are pleasant gardens to the rear, raised bedding borders to the front plus off road parking. Well placed for many amenities, schools and commute to the city centre.

£150,000

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ENTRANCE HALL

Stairs to first floor

LOUNGE 13'8" x 12'2" (4.17m x 3.7m)

Feature fireplace

DINING KITCHEN 15'6" x 6'9" (4.72m x 2.06m)

Selection of wall and base units. Worktops, sink and drainer. Plumbing for washing machine, free standing cooker, and under stairs pantry

BEDROOM ONE 12'4" x 9'6" (3.76m x 2.9m)

Alcove cupboards

BEDROOM TWO 9'4" x 8'4" (2.84m x 2.54m)

Loft access via pull down ladder

BEDROOM THREE 7'6" x 7'5" (2.29m x 2.26m)

BATHROOM

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

OUTSIDE

Good size plot with potential for extension (subject to permission). Off road parking to the front. Low maintenance gardens to the rear with garden shed

FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

MORTGAGES

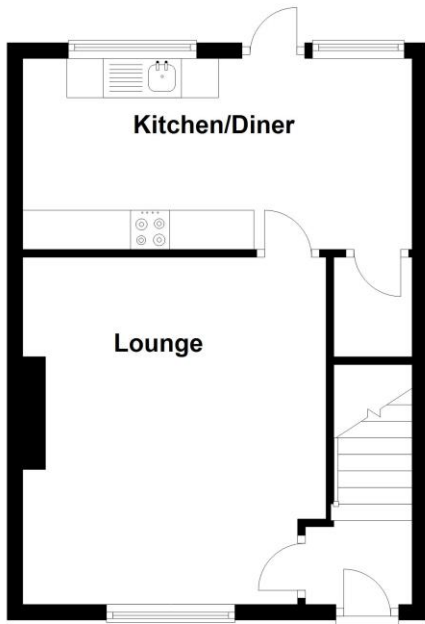
We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

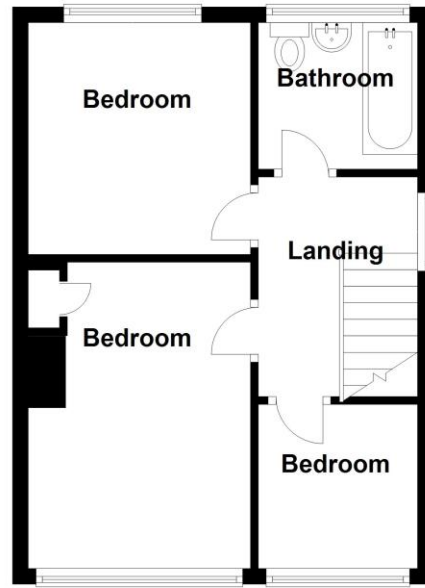
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Total area: approx. 69.3 sq. metres (745.8 sq. feet)

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		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	