



70 Welbeck Drive, Off Hollingwood Lane, Bradford, BD7 4BX

*** VIEWING ADVISED ** EXTENDED TO THE REAR ** TRADITIONAL SEMI DETACHED ** Viewing is strongly advised for this good size family home situated within this increasingly popular part of BD7, Off Hollingwood Lane. The property briefly comprises: Entrance Hall, Lounge, extended kitchen dining plus additional dining room. THREE FIRST FLOOR BEDROOMS and family bathroom, PLUS large loft area with velux window. Externally are pleasant gardens to the front mainly laid to lawn, Gardens to the rear with permanent built outbuildings. In need of redecoration after plastering works have been completed this property is an ideal young family home. Close to many amenities, schools and Brackenhill Park benefitting further from public transport links close by.

£220,000

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ENTRANCE HALLWAY

LOUNGE 18'9" x 12'4" (5.72m x 3.76m)

Opening to the dining area

DINING AREA 10'7" x 9'7" (3.23m x 2.92m)

KITCHEN 22'1" x 8'1" (6.73m x 2.46m)

Selection of wall and base units. Worktops, stainless steel sink unit and drainer. Plumbing for washer

BEDROOM ONE 11'1" x 10'2" (3.38m x 3.1m)

BEDROOM TWO 11' x 8'2" (3.35m x 2.5m)

BEDROOM THREE 7'4" x 6'6" (2.24m x 1.98m)

Access to the loft

BATHROOM

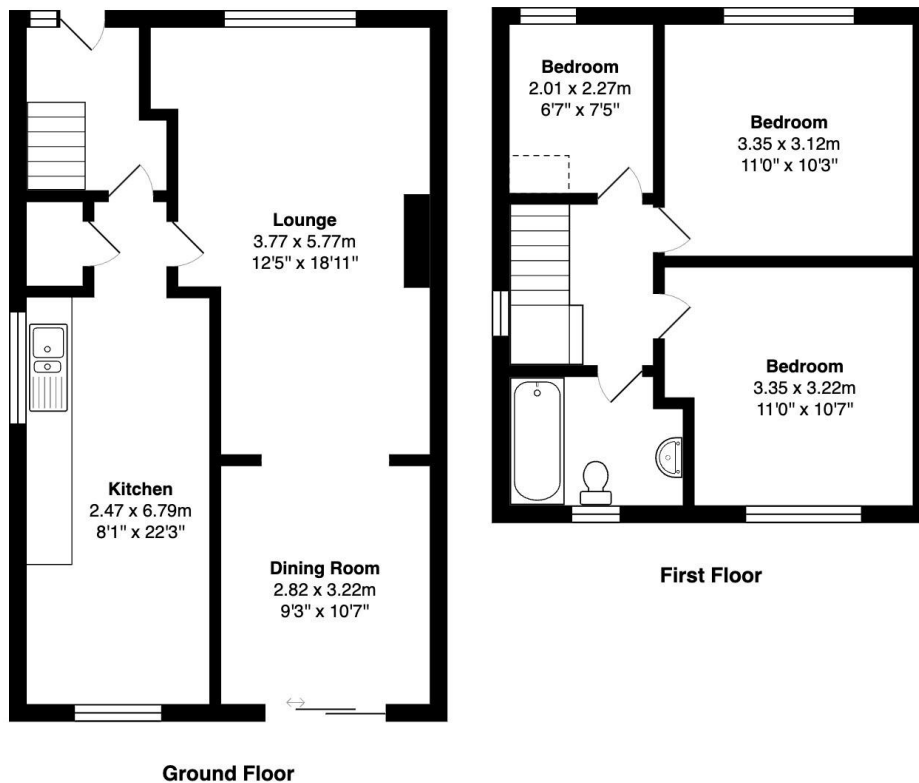
Three piece white suite

OUTSIDE

Garden to the front with lawn. Garden to the rear and side with garage and matching outbuilding

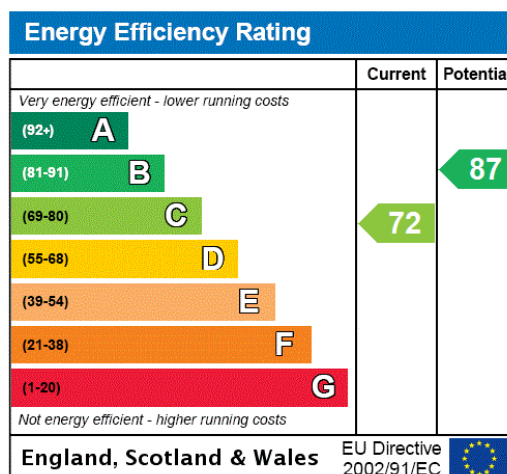
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 85.3 m² ... 918 ft²

All measurements are approximate and for display purposes only



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