



9 Hollingwood Mount, Great Horton, Bradford, BD7 4DD

**** STUNNING PERIOD STYLE DOUBLE FRONTED TWIN BAY END TERRACED HOUSE **** Step inside this charming and characterful house which boasts an array of traditional features throughout! Elevated position to the front elevation which enjoys far reaching views, yet, providing more level access to the rear. Situated in a desirable location, well placed for many local amenities, schools, shops and walks through Brackenhill Park. Briefly comprising: entrance hallway, lounge and formal sitting room, dining kitchen and utility. **FOUR BEDROOMS**, family bathroom and separate w/c. The house features a lovely garden, perfect for relaxing or entertaining being further enhanced with an additional **LARGER THAN EXPECTED** mature garden, a great space for those who enjoy the outdoor life, as well as an oversized garage and additional off road parking. The interior of the property exudes charm and character, with original features such as traditional coving, superb stained glass feature windows and fireplaces adding to its appeal, benefitting further from GCH & DG throughout. With ample space for a growing family and a warm, welcoming atmosphere, this property offers a wonderful opportunity for those seeking a unique and comfortable living space.

£290,000

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ENTRANCE HALL

Inviting entrance hallway with original features. A sweeping oak banister with stairs to first floor. Cupboard understairs and ornate, gothic design arch glass window

LOUNGE 13'6" x 13'3" (4.11m x 4.04m)

Large reception with traditional coving, feature fireplace and vintage style radiators

FORMAL RECEPTION ROOM 12'4" x 13'3" (3.76m x 4.04m)

With traditional coving and a stunning fireplace with open fire, in keeping with the property's age

REAR HALL

Tiled flooring and door leading to the rear

UTILITY ROOM 8'9" x 5'8" (2.67m x 1.73m)

Wall units and built in cupboards. Plumbing for washer and space for under counter appliances

DINING KITCHEN 11'11" x 8'8" (3.63m x 2.64m)

Good size dining kitchen with solid wood wall and base units incorporating display cabinets. Eye level oven, separate hob, sink and drainer, Tiled flooring and space for under counter appliances

LANDING

Large, galleried landing area with the arch window being the focal point. Loft access

BEDROOM ONE 12' x 13'3" (3.66m x 4.04m)

Impressive master bedroom, cast iron fireplace and built in wardrobes to alcoves. Stunning, far reaching views

BEDROOM TWO 10'7" x 13'3" (3.23m x 4.04m)

Cupboard to alcoves and far reaching views

BEDROOM THREE 10'7" x 8'9" (3.23m x 2.67m)

Overlooking the gardens

BEDROOM FOUR 9'6" x 6'7" (2.9m x 2m)

BATHROOM 8'6" x 8'8" (2.6m x 2.64m)

Three piece suite with shower over bath, sink and W.C. Built in cupboard

SEPARATE W.C

LOFT

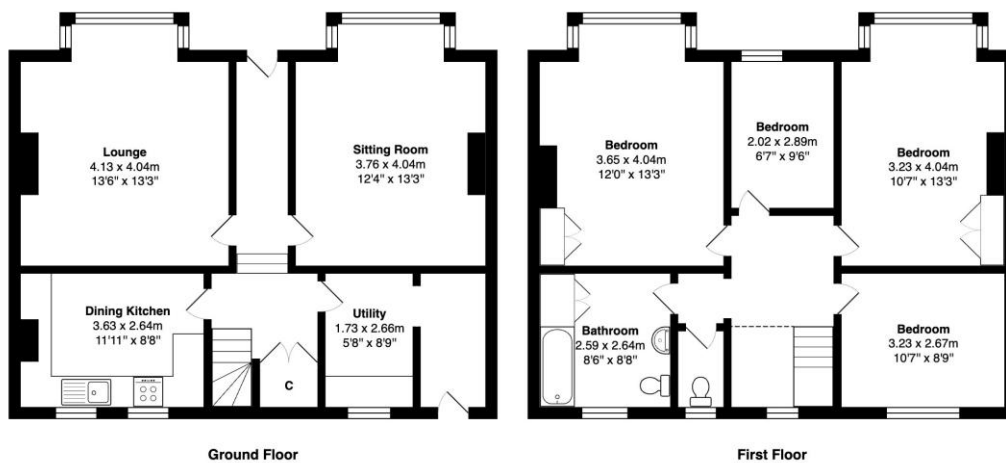
Access via pull down ladder. Two large rooms with Velux window, power and light. Ideal for conversion

OUTSIDE

Fore garden to the rear, the access road leads to a large block paved driveway and oversized stone built detached garage. Enclosed lawned gardens and additional parking area. Additional, larger than expected mature garden to the rear, an ideal haven for those who enjoy the outdoor life

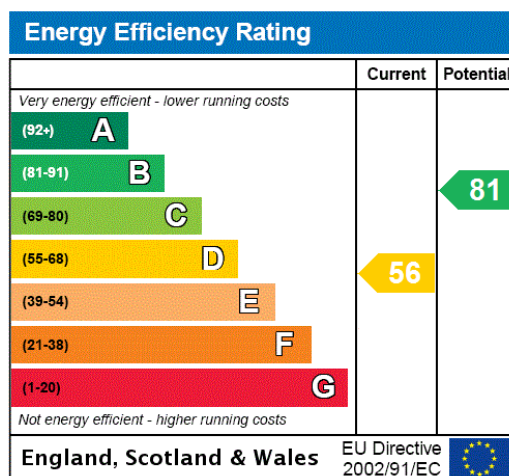
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 132.5 m² ... 1426 ft²

All measurements are approximate and for display purposes only



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