



## **16 Holly Park Drive, Off Hollingwood Lane, Bradford, BD7 4DA**

End town house currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation which is further enhanced by a garage and pleasant gardens. Of likely appeal to a variety of buyers including first time and BTL. Forming part of this ever popular part of BD7, just off Hollingwood Lane which offers access to multiple amenities including Brackenhill Park. Contact Robert Watts to arrange YOUR viewing today.

**£165,000**

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## **ENTRANCE HALLWAY**

Stairs leading to first floor

## **LOUNGE 12'9" x 12'11" (3.89m x 3.94m)**

Feature fireplace and sliding doors leading through to the dining room

## **DINING ROOM 12'9" x 8'9" (3.89m x 2.67m)**

Rear door leading out to the rear garden. Laminate flooring

## **KITCHEN 7'3" x 8'11" (2.2m x 2.72m)**

Selection of wall and base units. Worktops, sink and drainer. Splash back tiled wall and plumbing for washer

## **LANDING**

## **BEDROOM ONE 10'2" x 11'8" (3.1m x 3.56m)**

## **BEDROOM TWO 9'10" x 10'3" (3m x 3.12m)**

## **BEDROOM THREE 5'8" x 8'3" (1.73m x 2.51m)**

## **BATHROOM**

Shower cubicle, sink and W.C. Built in store cupboard

## **OUTSIDE**

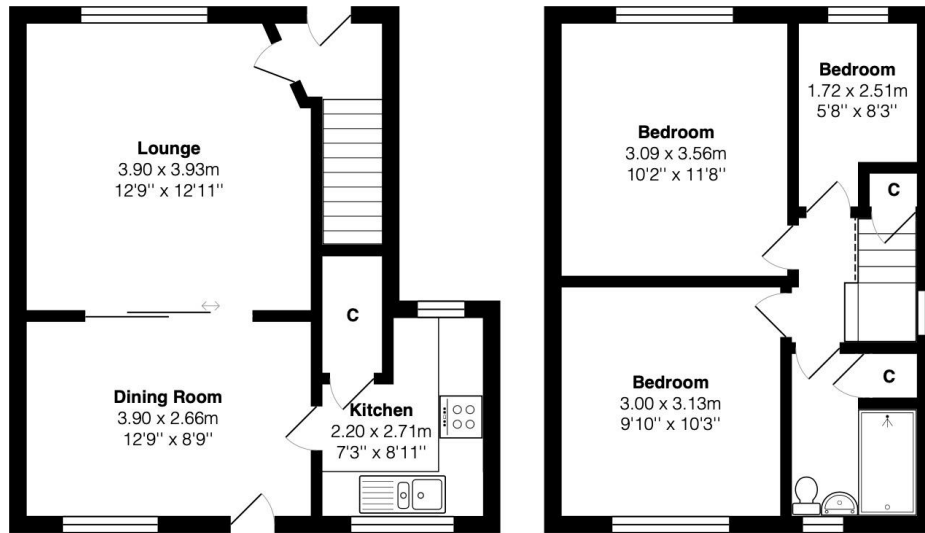
Low maintenance garden to the front. Garage and parking to the rear

## **BUYER DISCLAIMER**

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 69.5 m<sup>2</sup> ... 748 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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