



## 200 Hollingwood Lane, Bradford, BD7 4BJ

**\*\* SUPERB PLOT POSITION WITH A VAST AMOUNT OF SCOPE FOR EXTENSION \*\*** (subject to the relevant permissions), A traditional 'cared for' SEMI DETACHED property briefly comprising: entrance hall, lounge, dining area and kitchen, THREE BEDROOMS and bathroom. Externally, the property is sat on a large plot with large gardens to front and rear, driveway for plenty of cars and DETACHED garage. An ideal location for many amenities, schools, shopping and commute. **BOOK YOUR VIEWING TODAY**

Guide Price £200,000

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark

# 200 Hollingwood Lane, Bradford, BD7 4BJ

## ENTRANCE HALL

Stairs leading to first floor

## LOUNGE 11'1" x 14'9" (3.38m x 4.5m)

Good size reception room with feature fireplace and French doors leading to dining room

## DINING ROOM 11'1" x 7'4" (3.38m x 2.24m)

## KITCHEN 7'11" x 12'5" (2.41m x 3.78m)

Selection of wall and base units, worktops with splashback sink and drainer. Plumbing for washer and freestanding cooker

## FIRST FLOOR

Landing area with window and loft access

## BEDROOM ONE 11'10" x 10'8" (3.6m x 3.25m)

## BEDROOM TWO 11'10" x 9' (3.6m x 2.74m)

Fitted bedroom furniture

## BEDROOM THREE 7'5" x 6'11" (2.26m x 2.1m)

## BATHROOM

Three piece suite with shower over bath, sink and W.C. Part tiled walls

## OUTSIDE

Sat on a lovely plot with a vast amount of potential for extension (subject to permissions). Lawned garden to the front, driveway allowing parking for several cars leads to an oversize detached garage. Good size gardens to the rear with patio seating area, lawn and shed

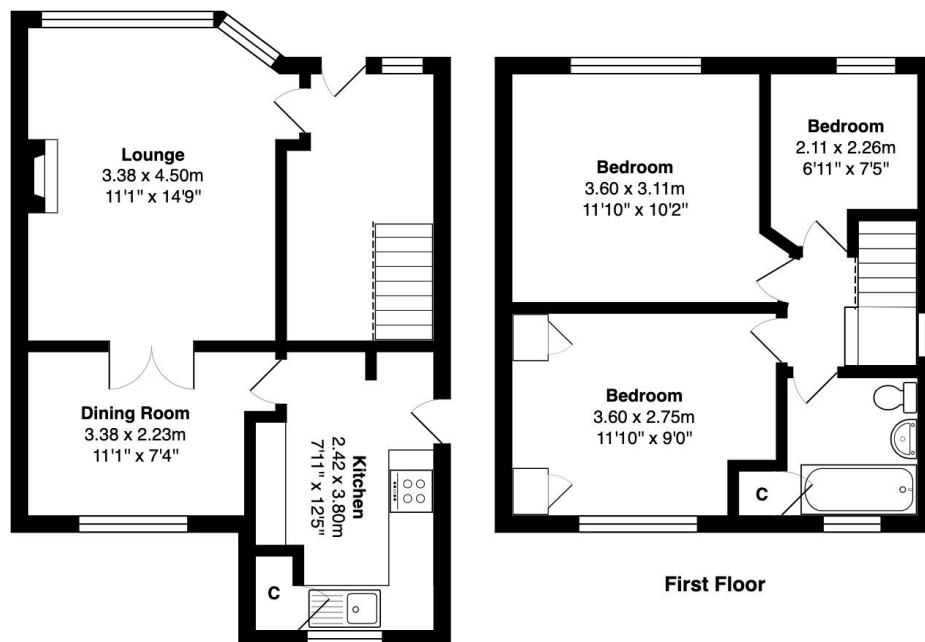
## BUYER DISCLAIMER

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: 72.3 m<sup>2</sup> ... 779 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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

70 C

82 B

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **W** @robertwatts\_

arla | propertymark naea | propertymark