



5 Welbeck Rise, Off Hollingwood Lane, Bradford, BD7 4BU

**** OFFERED WITH NO CHAIN ** SUPERB CORNER PLOT POSITION ** VAST SCOPE FOR EXTENSION** (subject to permissions). **DOUBLE GARAGE** ** Sat on an enviable plot within a cul de sac location is this **DORMER STYLE SEMI DETACHED BUNGALOW**. In need of modernisation and briefly comprising: Side entrance porch with utility, hallway, lounge, dining room, kitchen bathroom and **CONSERVATORY** to the ground floor. **TWO BEDROOMS** (one with W.C) to the first floor with lots of eave storage space. Externally, the driveway leads to a **DETACHED DOUBLE GARAGE** and still offers an abundance of lawn gardens with mature shrubs. We feel this will make an excellent home and strongly urge early arrangement of viewing.

The property has good access links to schools, amenities, Brackenhill Park and city centre.

£195,000

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SIDE ENTRANCE PORCH

Also utilised as utility area with power, light and plumbing

ENTRANCE HALLWAY

Open stairs leading to the first floor and store cupboard

LOUNGE 10'6" x 14'10" (3.2m x 4.52m)

Feature fireplace

DINING ROOM 10'6" x 9' (3.2m x 2.74m)

Sliding doors leading into conservatory

KITCHEN 8'8" x 7'3" (2.64m x 2.2m)

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Eye level oven and microwave oven, separate hob and extractor. Space for under counter appliances

BATHROOM

Three piece suite with store cupboard

CONSERVATORY 11'2" x 8'10" (3.4m x 2.7m)

A great addition with double doors leading to the gardens

FIRST FLOOR

BEDROOM ONE 10'11" x 9'10" (3.33m x 3m)

Dormer window, large walk in store and plenty of eave storage. W. C off

BEDROOM TWO 9'6" x 8'3" (2.9m x 2.51m)

Gable window

OUTSIDE

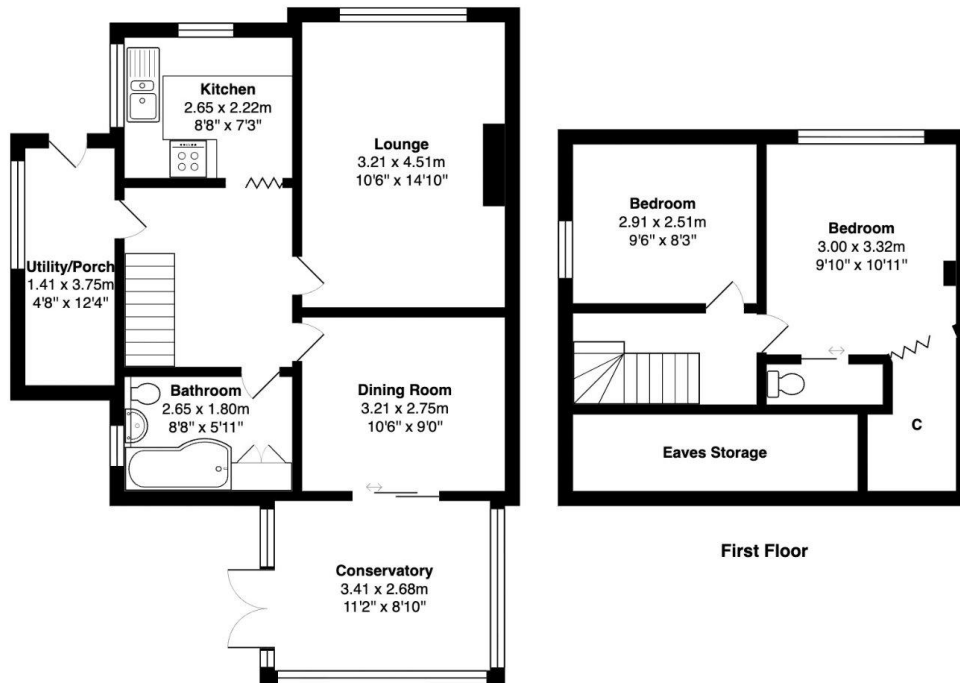
Cul de sac location and sat on an enviable corner plot. Gardens to front and driveway which leads to detached double garage with twin doors, power and light. Extensive gardens to the rear which lead behind the garage, mainly laid to lawn with mature shrubs. Huge potential

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: 83.3 m² ... 897 ft² (excluding c, eaves storage)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		