



22 Holly Park Drive, Off Hollingwood Lane, Bradford, BD7 4DA

**** OFFERED WITH NO CHAIN ** FANTASTIC PURCHASE FOR THOSE LOOKING TO GET ON THE PROPERTY LADDER **** Close to many amenities, Brackenhill Park, shops and schools is this spacious **INNER TOWN HOUSE** which has been a long standing family home. Briefly comprising: Entrance hall, lounge, dining kitchen, **TWO DOUBLE BEDROOMS** and bathroom. Externally, are gardens to the front and rear which was once used as off road parking.

£125,000

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LOUNGE 13'1" x 13'2" (4m x 4.01m)

Feature fireplace and sliding doors leading through to the kitchen

DINING KITCHEN 16'2" x 8'4" (4.93m x 2.54m)

Selection of wall and base units. Worktops, sink and drainer. Oven, hob and plumbing for washer. Door leading to rear garden

BEDROOM ONE 16'2" x 11'9" (4.93m x 3.58m)

Good size room with built in store cupboard

BEDROOM TWO 9'10" x 10'1" (3m x 3.07m)

Fitted bedroom furniture

BATHROOM

Three piece white suite. Majority tiled walls and laminate flooring

OUTSIDE

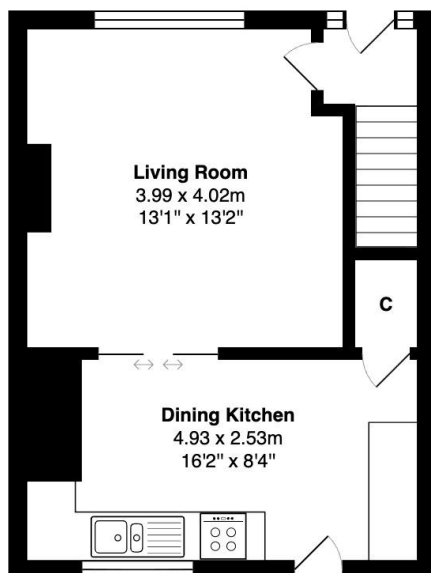
Gardens to the front which could provide off road parking (subject to permissions). Low maintenance, paved garden to the rear

BUYER DISCLAIMER

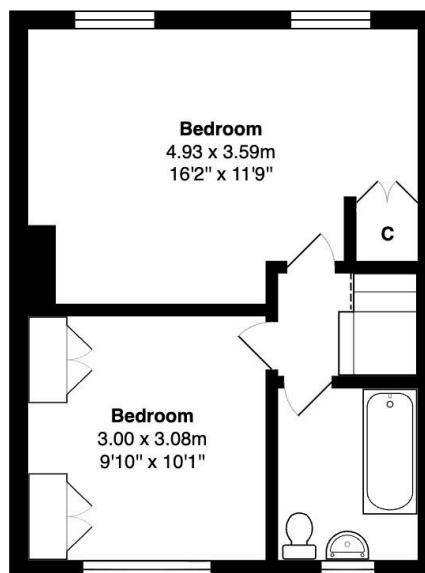
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 66.2 m² ... 712 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		