Robert Watts

GETTING WEST YORKSHIRE MOVING

4 Bracken Hill Drive, Off Hollybank Road, Bradford, BD7 4RS

** OFFERED WITH NO CHAIN ** MODERN DETACHED ** FOUR BEDROOMS **

Situated within this sought after park of BD7 off Hollybank Road is this good size modern detached. Briefly comprising: entrance hallway, guest W.C lounge, dining room, kitchen and integral garage (which many would look to convert) FOUR BEDROOMS with master en-suite and family bathroom. Externally, are lawned gardens to the front with driveway and LARGE lawned gardens to the rear which lends itself to possible extension opportunity, Well placed for many amenities, schools and transport links

£325,000

01274 601119 wibsey@robertwatts.co.uk robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ
RWEstateAgents @robertwatts_

arla | propertymark naea | propertymark

4 Bracken Hill Drive, Off Hollybank Road, Bradford, BD7 4RS

ENTRANCE HALLWAY
Access to ground floor W.C

LOUNGE 10'11" x 12'9" (3.33m x 3.89m)
Open archway leading to dining room

DINING ROOM 9'9" x 8'8" (2.97m x 2.64m)
Sliding patio doors to the rear

KITCHEN 12'5" (3.78) x 8'10" (2.7) plus recess
Fitted kitchen incorporating a range of wall and base units. Worktops with splashback tiled walls. Built in oven, hob and extractor. Plumbing for washer and access to useful under stair storage

LANDING
Access to part boarded loft. Useful storage closet housing water tank

BEDROOM ONE 13'3" x 9'8" (4.04m x 2.95m)

EN SUITE
Shower cubicle, sink and W.C

BEDROOM TWO 12'4" x 9'5" (3.76m x 2.87m)
Walk in storage

BEDROOM THREE 8'6" x 9'3" (2.6m x 2.82m)

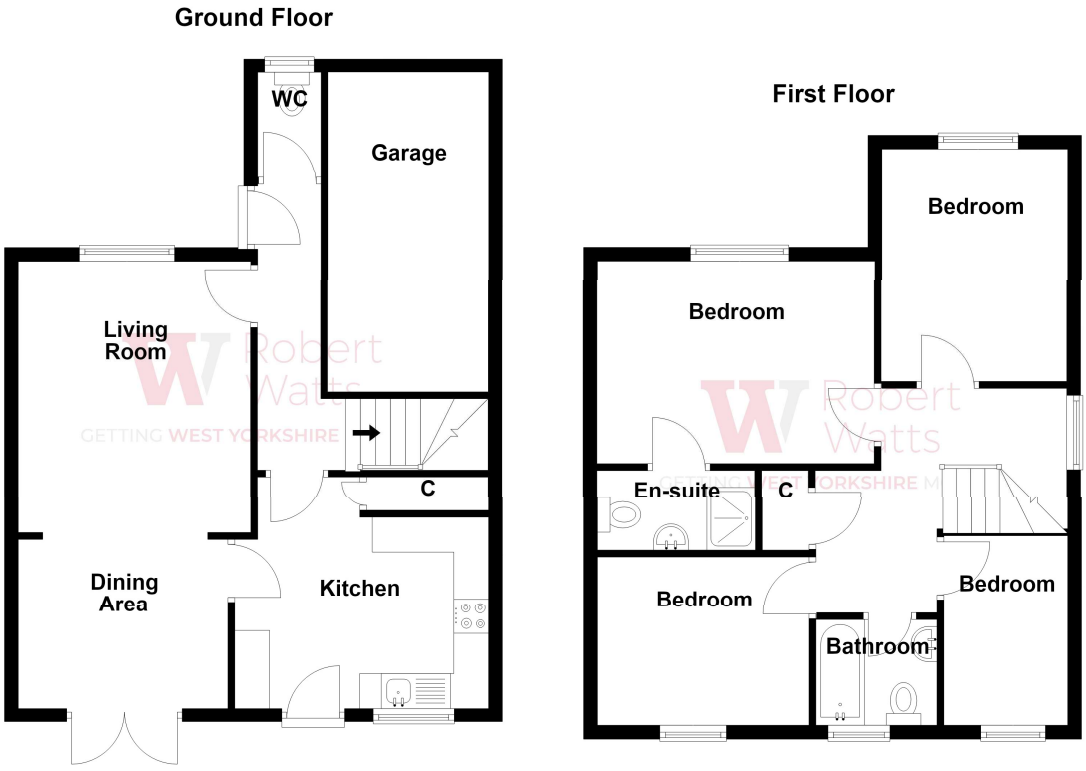
BEDROOM FOUR 6'11" x 9'10" (2.1m x 3m)

BATHROOM
Three piece white suite with mixer tap and splashback tiled walls

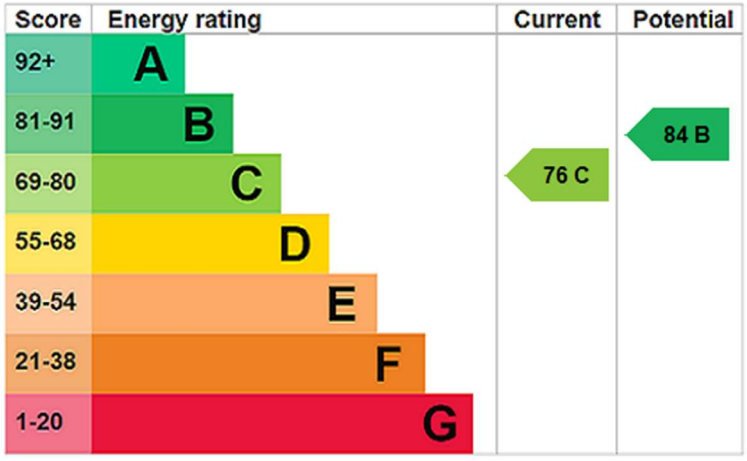
OUTSIDE
Pleasant lawned garden to the rear. Open lawn to the front with double track tarmac driveway leading to single attached garage (with power & light)

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. Please note this is not refundable.

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.



4 Bracken Hill Drive



01274 601119 wibsey@robertwatts.co.uk robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ
RWEstateAgents @robertwatts_

arla | propertymark naea | propertymark