



16 Holly Park Drive

Off Hollingwood Lane, Bradford, West Yorkshire, BD7 4DA

**Offers In Region Of
£129,950**

Property Features

- END TOWNHOUSE
- THREE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SINGLE GARAGE
- OFF-ROAD PARKING
- TWO RECEPTION ROOMS
- LOFT SPACE
- POPULAR LOCATION
- NO CHAIN

Full Description

THREE BEDROOM END TOWNHOUSE in a popular location off Hollingwood Lane in BD7, available with NO CHAIN. Benefitting from off-road parking and garage to the rear, kitchen extension, two reception rooms and also offering scope to convert the loft-space, subject to the necessary planning consents. Although requiring some modernisation; the property has been well cared for and will make a great family home. Briefly comprising of; Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom and Loft space. Gardens front and rear, Garage and Driveway. Arrange your viewing ASAP!

ENTRANCE HALL

UPVC entrance door, stairs off to the first floor and a door to the lounge. Central heating radiator.

LOUNGE

12' 9" x 12' 9" (3.89m x 3.89m)

Window to the front elevation and double doors through to the dining room. Living flame gas fire set in a marble surround, TV point and a central heating radiator.

DINING ROOM

12' 5" x 8' 8" (3.78m x 2.64m)

Window and exterior door to the rear elevation, wall mounted gas fire and concealed 'back boiler'. Opening to the kitchen and a central heating radiator.

KITCHEN

8' 9" x 7' 2" (2.67m x 2.18m)

Fitted with a range of base and wall units, laminated work surfaces and splashback wall tiling. Gas cooker point and plumbing for a washing machine. Stainless steel sink and drainer, extractor fan, window to the rear and a good sized pantry cupboard providing additional storage.



FIRST FLOOR

Landing area with window to the side, storage cupboard and hatch to the loft.

BEDROOM ONE

11' 7" x 10' 10" (3.53m x 3.3m)

Window to the front elevation and a central heating radiator.

BEDROOM TWO

10' 2" x 9' 8" (3.1m x 2.95m)

Window to the rear elevation and a central heating radiator.

BEDROOM THREE

8' 2" x 5' 7" (2.49m x 1.7m)

Window to the front elevation and a central heating radiator.

BATHROOM

A modern bathroom suite with a large walk-in shower enclosure and glass screen, pedestal wash basin and a push button WC. Central heating radiator and a window to the rear elevation.

LOFT

A good sized loft space with skylight window. Scope to convert the loft space to provide further living accommodation, as neighbouring properties have done. Subject to the necessary planning consents.

EXTERNAL

To the front of the property is a neat, low maintenance garden with access down the side of the property to the rear garden. To the rear is another enclosed, low maintenance garden, single garage and off-road parking for one car.



PROPERTY DIRECTIONS:

Leave the Clayton office and turn right, take your fourth exit at the roundabout into Bradford Road and continue along this road passing St Anthony's School on your left and the shopping centre on your right. Take your next right into Hollingwood Lane and continue along this road and Holly Park Drive is on your right.

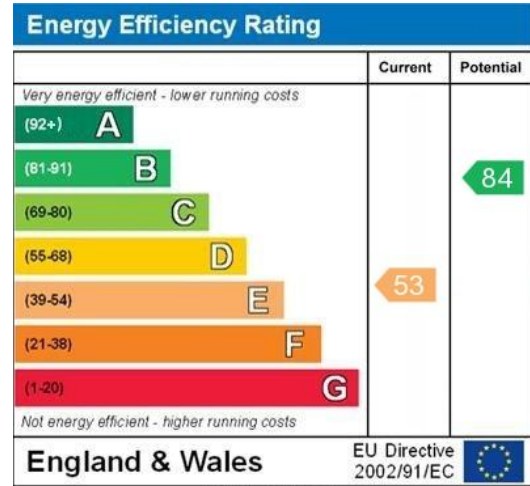
Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements