



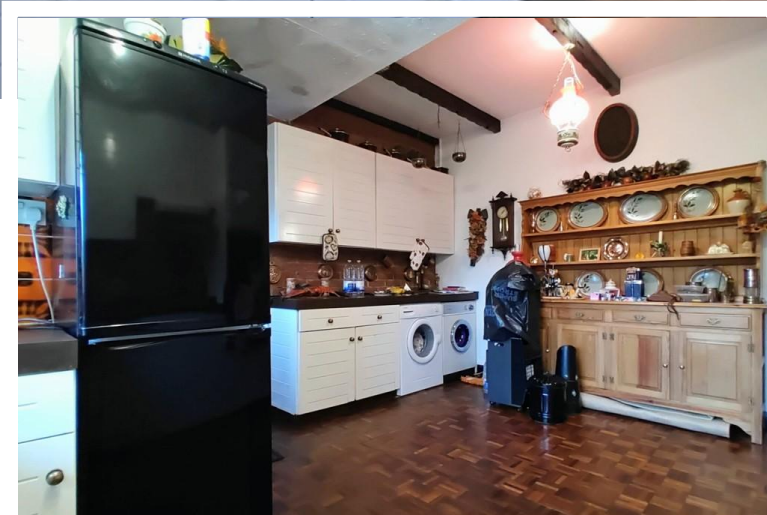
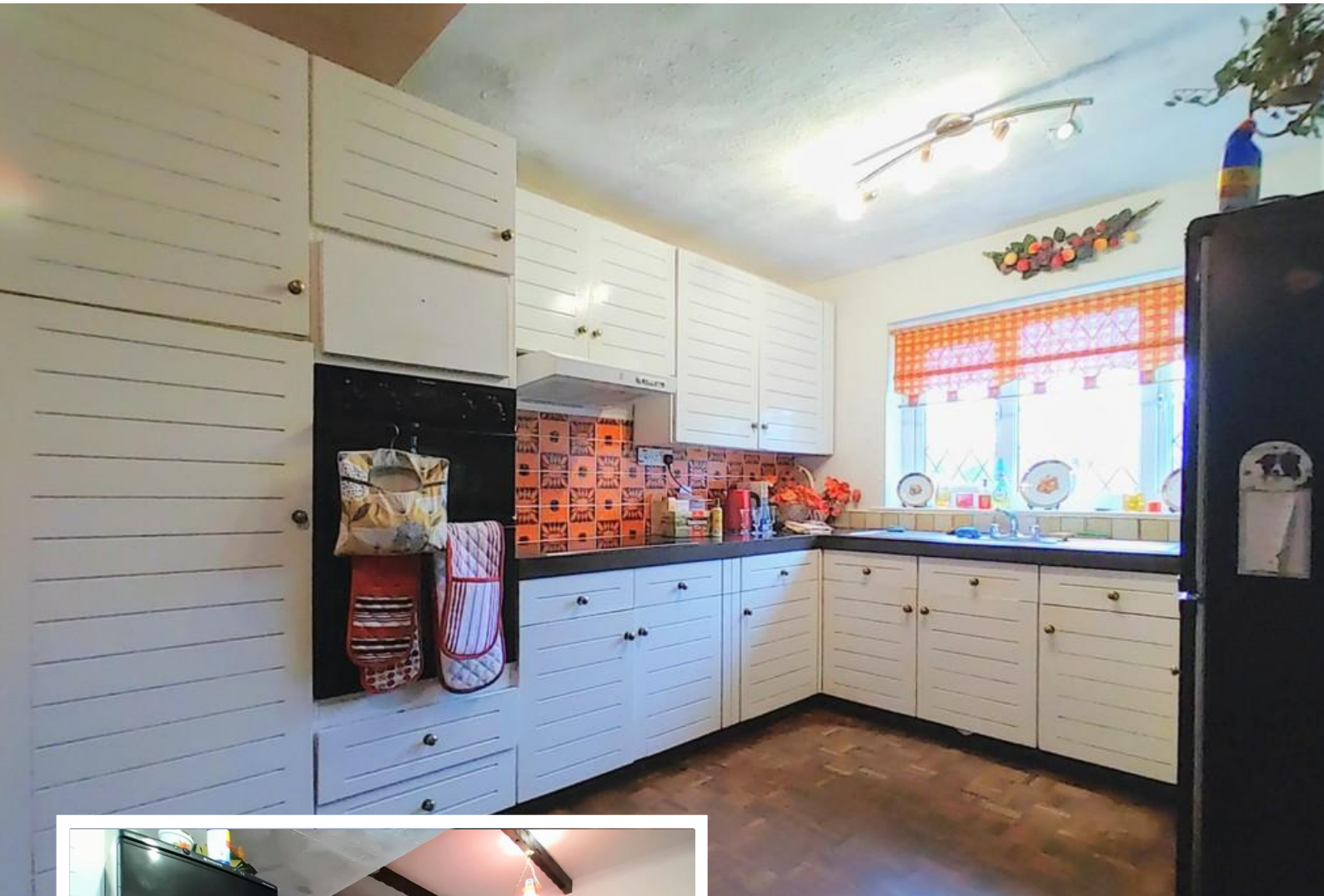
38 Hollybank Road

- DETACHED BUNGALOW
- TWO/THREE BEDROOMS
- ONE/TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING

£250,000

EPC Rating '60'





Property Description

**** SPACIOUS DETACHED BUNGALOW ** OFFERING GREAT POTENTIAL ** THREE BEDROOMS ** GARAGE & DRIVEWAY ** SOUGHT-AFTER POSITION ****
Whitney's are delighted to offer for sale this characterful detached bungalow on Hollybank Road in BD7. Offering potential to convert the loft space or extend - subject to obtaining the required planning consents and approvals. Could be utilised as a three bedroom property with one reception room, or two bedrooms and two reception rooms. Sold with NO CHAIN and briefly comprising of a large Hallway, Lounge, Sitting Room or third Bedroom, Kitchen, two Bedrooms, WC and Bathroom. Gardens, Driveway and Garage. Located close to local amenities and within easy reach of the city centre and motorway networks. Early viewing advised.

VESTIBULE

Entrance vestibule with a door to the hallway.



HALLWAY

21' 0" x 4' 6" (6.4m x 1.37m) A large and impressive hallway giving access to all rooms. Decorative plate rack and a central heating radiator.

LOUNGE

14' 2" x 11' 10" (4.32m x 3.61m) Bay window to the front elevation, brick fireplace, decorative woodwork and plate rack, central heating radiator and two wall light points.

SITTING ROOM (OR THIRD BEDROOM)

15' 8" x 12' 10" (4.78m x 3.91m) Bay window to the front elevation, stone fireplace with electric fire, decorative woodwork and plate rack. Central heating radiator.



KITCHEN/DINER

15' 1" x 12' 10" (4.6m x 3.91m) Fitted with a range of base and wall units, laminated working surfaces and splashback wall tiling. Integrated electric double oven, electric hob and extractor above, along with a stainless steel sink and double drainer, and plumbing for a washing machine. Window to the rear elevation, exterior door and a central heating radiator. Ample space for a dining table and chairs.

BEDROOM ONE

12' 1" x 12' 0" (3.68m x 3.66m) Window to the rear elevation and a central heating radiator.

BEDROOM TWO

11' 9" x 8' 10" (3.58m x 2.69m) Window to the side elevation, fitted wardrobes and cupboards, and a central heating radiator.



WC

Separate WC and washbasin set in a vanity unit. Window to the rear elevation and a central heating radiator.

BATHROOM

12' 10" x 5' 0" (3.91m x 1.52m) Sunken corner bath with seat and telephone style taps, pedestal washbasin and a window to the side elevation. Access to the loft space via a small hatch, airing cupboard and a central heating radiator.



EXTERNAL

To the front of the property is a lawned garden with flowerbeds and hedging, and the driveway provides off-road parking. The drive runs down the side of the house to a detached single garage with a gate to the rear of the house. The rear garden is mainly laid to lawn with mature shrubs, flowerbeds and a fenced boundary.



GARAGE

Single detached garage with an 'up and over' door.

PURCHASE DETAILS:



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.

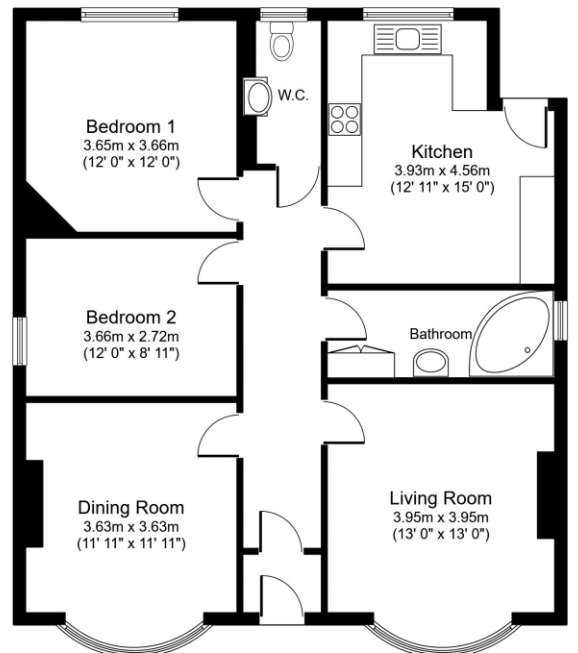
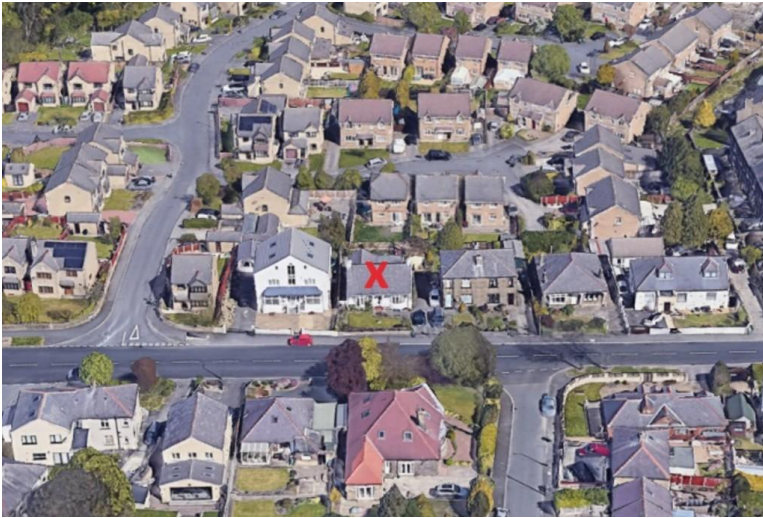


VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

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.



Ground Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
		78
	60	

England & Wales EU Directive 2002/91/EC

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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 and 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.