



77 Hollingwood Lane

- Three Bedroom Semi Detached
- Conservatory
- Drive & Garage
- Council Tax Band C

Offers In Region Of £229,000
EPC Rating 'TBC'





Property Description

The property has three decent sized bedrooms, great for the family and gardens to the front and rear to sit out and enjoy.

Ideally placed in BD7 and opposite Hollingwood Lane Primary School. There are amenities within the area and the Quora Retail Park is also close by, there is also access to public transportation.

The property briefly comprises ; Entrance Hall, Living Room, Kitchen, Dining Room, Conservatory, Three Bedrooms and the Bathroom. Externally, there are Gardens to the front and rear elevations and a drive leads to the Detached Garage.

ENTRANCE HALL

Front door leads into the entrance hall, which has a window to the side elevation, a central heating radiator and a staircase rises to the first floor landing.

LIVING ROOM

12' 1" x 13' 7" (3.68m x 4.14m) A bay window to the front elevation, central heating radiator and doors lead to the dining room.



DINING ROOM

9' 6" x 12' 2" (2.9m x 3.71m) A central heating radiator and patio doors lead out to the Conservatory.

CONSERVATORY

A great addition to the property.

KITCHEN

7' 8" x 11' 9" (2.34m x 3.58m) A range of all and base units with contrasting worksurfaces and incorporating a sink and drainer with tiling to splash backs. Integrated oven, electric hob with cooker hood above. A central heating radiator and a window to the rear elevation and a door to the side.

FIRST FLOOR LANDING

A window to the side and access to the loft.

BEDROOM ONE

10' 4" x 13' 8" (3.15m x 4.17m) A bay window to the front elevation, fitted wardrobes and drawers to one wall plus a central heating radiator.

BEDROOM TWO

11' 0" x 12' 2" (3.35m x 3.71m) A window to the rear elevation, wardrobes and a central heating radiator.

BEDROOM THREE

7' 0" x 8' 1" (2.13m x 2.46m) A window to the rear elevation and a central heating radiator.

BATHROOM

A bath with a shower over and screen, WC and wash hand basin, central heating radiator, doors to storage and a window to the rear.

EXTERIOR

To the front has a lawn and shrub borders. There is a drive to the side which provides off road parking for 4 cars and leads to the detached garage. The rear is enclosed and is lawned.



DIRECTIONS:

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.

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