



Hollingwood Lane, Bradford, BD7

Your Choice Estate Agents are pleased to present this charming stone-built mid-terrace property located in the heart of Horton Bank, a highly sought-after area in Bradford. This three-bedroom home offers an ideal blend of traditional character and modern convenience, making it a perfect choice for both families and investors alike. The property's location is one of its standout features, providing easy access to local amenities, Queensbury village, reputable schools, and efficient transport links to Bradford city centre and beyond. Set over three well-designed floors, this home boasts a thoughtfully planned layout that optimizes space while maintaining a cozy and welcoming feel. From the moment you step inside, you are greeted by a warm and inviting living room, seamlessly connected to a modern, fully fitted kitchen. Upstairs, the property continues to impress with spacious bedrooms, a modern family bathroom, and additional attic space that offers versatility for a variety of uses.

Asking Price
£159,995

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



Your Choice Estate Agents are pleased to offer a three bedroom house for sale located in the much sought after area of Horton Bank, Bradford West Yorkshire, very close to local amenities, Queensbury, schools in very close distance. If you are looking for an ideal investment opportunity, then this beautiful stone built mid terrace property could be the one for you. The property comprises of entrance leading to the living room, leading to fully fitted kitchen, first floor landing area giving access to the master bedroom and bathroom, stairs to the second floor giving access to the two large bedrooms. The property is fully double glazed & gas central heating system with radiators, Parking to the rear garden. Ideal as an investment property. Viewing highly recommended.



Property Comprises of;

Entrance LIVING

Entrance lounge with double glazed window to the front elevation, central heating radiator and electric inset fireplace.

Kitchen

Fully fitted maple kitchen with double glazed window to the rear elevation, central heating radiator leading to the rear garden. The kitchen also has an electric oven and gas hob. Worktop surfaces complementing the tiled splash-backs with Combi boiler.



FIRST FLOOR LANDING

Doors to the bedrooms, bathroom and stairs to the second floor.

BEDROOM ONE

This is a large bedroom with double glazed window over looking to the front elevation and a central heating radiator.



BATHROOM

Reasonable size bathroom with low flush WC, wash basin, panelled bath with a shower over and fully tiled surround.

SECOND FLOOR

BEDROOM TWO

Double glazed window over looking to the rear elevation and central heating radiator.



BEDROOM THREE

Spacious bedroom which can be utilised as a double bedroom with Dormer window.

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OUTSIDE

The property has a small size garden to the front with parking to the rear of the property, There is average garden to the rear with access to the service road at the rear.

EPC RATING - E

<https://find-energy-certificate.service.gov.uk/energy-certificate/8266-6320-7699-2099-5922>

Council Tax Band- A

Rental Yield Calculator - Investments Made Simpler

<https://propertydata.co.uk/yield-calculator>

Rental Guide £900-£1000 Per calendar month (£12000pa)

VIEWING ARRANGEMENTS:

Strictly by prior telephone appointments with Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am - 04.00pm

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without obligation

NO SALE OR LET – NO CHARGE

For more details or to make an appointment please contact the above office at your earliest convenience.

Directions

Please follow your satnav for better directions

Tenure

The property is believed to be freehold

Services we offer and arrange:

- Residential Sales & Management
- Commercial Sales & Lettings
- Property Portfolio Management
- Residential & Commercial Mortgages
- Property & Business insurance
- Property repairs of all types
- Accommodation reports for immigration.

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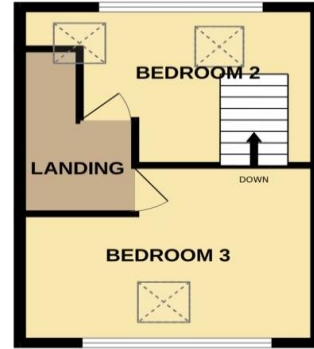
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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