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55 Hollybank Gardens

Bradford, BD7 4QR

Offers Over £130,000



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HUNTERS BRADFORD PRESENTS - HOLLYBANK GARDENS

A TWO-BEDROOM MID THROUGH TERRACE - TWO DOUBLE BEDROOMS - KITCHEN DINER - POSSIBLE CONVERSION TO THREE BEDROOMS - BLOCKED PAVED DRIVEWAY - REAR GARDEN WITH CONSERVATORY - DOUBLE GLAZED - GAS CENTRAL HEATING

GROUND FLOOR

Enter the property, there are stairs ahead to the first floor and a door to the lounge. The lounge is a light space with a fireplace and a good-sized window overlooking the front of the property. From the lounge there is access to the dining kitchen. The dining kitchen has a range of both wall and base units, plumbing for a washing machine, dishwasher & gas cooker, with access to the cellar from the kitchen space. There is space for a dining table with double doors leading to the conservatory, overlooking the rear garden

FIRST FLOOR

From the landing there is access to both bedrooms and the family bathroom. Bedroom 1 is a double room with two windows, overlooking the front with long distance views. Houses within the area have converted this into two bedrooms, allowing for this property to be made into a three-bedroom subject to permissions. Bedroom 2 is a double room overlooking the rear garden. The bathroom is a three piece with bath (shower over), basin, Wc and a handy storage cupboard.

EXTERNAL

To the rear is the family garden, a well-presented space, ideal for those summer days with the family. Parking is provided by a block paved driveway to the front with double gated access.

Lounge
11'6" x 11'9" (3.51 x 3.59)

Dining Kitchen
14'10" x 10'4" (4.51 x 3.16)

Conservatory
6'2" x 9'5" (1.88 x 2.86)

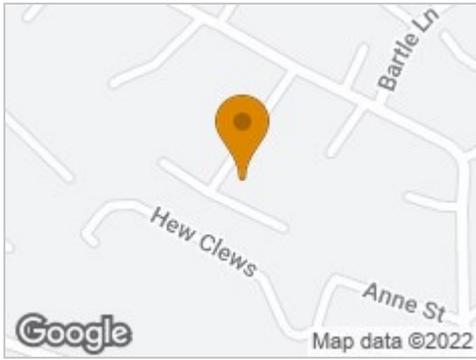
Bedroom 1
14'8" x 9'11" (4.48 x 3.01)

Bedroom 2
8'10" x 10'5" (2.68 x 3.18)

Bathroom
5'3" x 6'10" (1.59 x 2.08)



Road Map



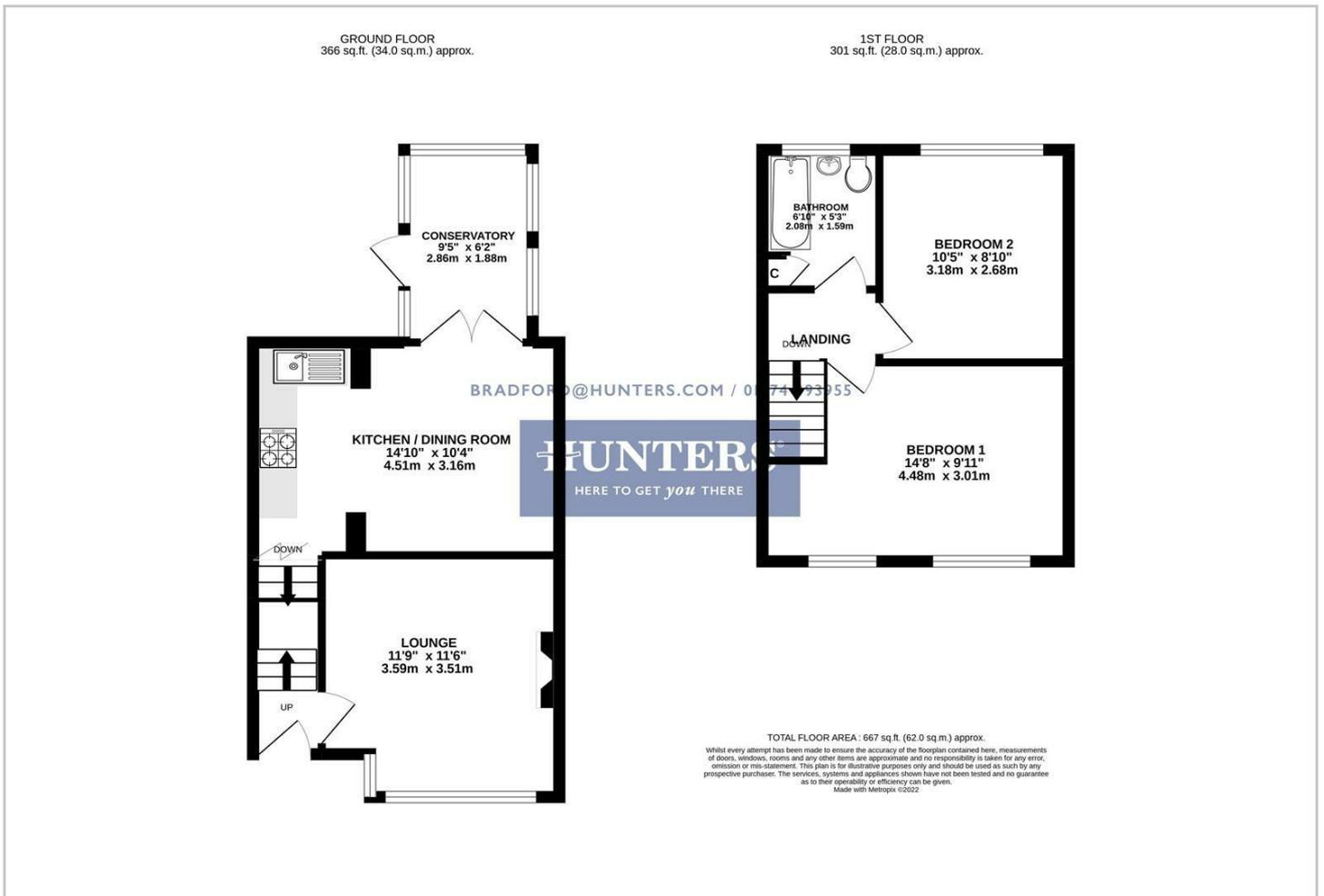
Hybrid Map



Terrain Map



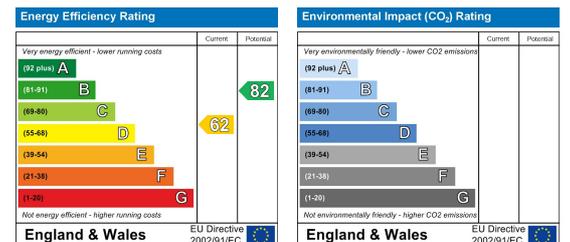
Floor Plan



Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.