

O'Hearne
& Partners
Chartered Surveyors

Hollybank Grove, Bradford, West Yorkshire



Offers On £155,000

Photographs





Description

- Offers On

Excellent semi detached house and garage situated at the head of the cul-de-sac in a larger than average garden plot which provides ample opportunity for an extension/development (subject to planning permission).

The spacious accommodation has been greatly improved to include gas fired central heating and mainly upvc double glazing. It briefly comprises hall, lounge, separate dining room, newly fitted kitchen, conservatory, four bedrooms, bathroom, separate wc. The property also benefits from a good sized well tended garden which has access from front and rear.

An internal inspection of the property is strongly recommended to appreciate its size and standard to the fullest extent.

Accommodation continued

Directions

From O'Hearne & Partners Wibsey office take Fair Road and at the roundabout turn right and immediately left into Moore Avenue. At the bottom turn left, immediately right into Hollybank Road and half way down turn left into Hollybank Grove. This property is at the top with the 'For Sale' board displayed.

ACCOMMODATION

(Services not tested. Measurements approximate).

GROUND FLOOR

Hall 5'9" x 15'10" (1.75m x 4.83m) full length wardrobes, pine floor, central heating radiator, telephone point.

Lounge 12'0" x 11'11" (3.66m x 3.63m) splay bay, pine floor, log effect gas fire/stove in recess, sliding doors to:-

Dining Room 12'0" x 12'9" (3.66m x 3.89m) all night burning grate, tiled hearth, metal interior, pine surround, pine floor, open to:-

Kitchen 5'9" x 9'0" (1.75m x 2.74m) Granite worktops, range of units comprising fixture cupboards and drawers, wall cupboards, split level double electric cooker, gas hob, housing for microwave, stainless steel extractor hood, integrated washer, dishwasher, open to:-

Conservatory 17'0" x 5'4" (5.18m x 1.63m) worktops, wall cupboards, central heating radiator.

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1. These particulars do not constitute, nor constitute any part of, an offer or a contract.
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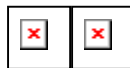
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8. Floor plans (where shown) are intended to be an approximate guide to the layout of the property and are not to scale.
9. The extent of the property and its boundaries are subject to verification by inspection of deeds.

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In order to advise our clients correctly we would require you to make an appointment with one of our Financial Advisors to confirm your ability to proceed with the purchase of your chosen property at the agreed price.

If you have a property to sell one of our fully qualified Chartered Surveyors would be pleased to advise you, with no obligation, on asking price and the best way to market your property.

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