



### 3 bed semi-detached house to buy in BD7

Hollybank Road, Bradford, West Yorkshire, BD7 4QP

**£190,000** Starting Bid

 x 3  x 3  x 2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedroom Detached Home
- ✓ Stunning Open-Plan Kitchen with Bi-Folding Doors
- ✓ Extended
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

3 Bedroom Detached House for Sale – Hollybank Road, Bradford, BD7.

Situated in a popular residential area, this beautifully extended and well-presented three-bedroom detached home offers spacious and modern living, ideal for families and professionals alike.

The standout feature of this property is the impressive open-plan dining kitchen, designed for contemporary living. Boasting bi-folding doors opening onto the rear garden, skylights, and a central island, this space is flooded with natural light and perfect for entertaining.

The ground floor briefly comprises an entrance hall, cloakroom/WC, a cosy lounge with feature fireplace, and the stunning extended kitchen/diner. To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite, along with a modern family bathroom.

Externally, the property benefits from gardens to both the front and rear, with driveway.

The photos have been supplied by the vendor and are from pre-tenancy.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Semi-detached house

Parking: Driveway

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Hollybank Road, Bradford, West Yorkshire, BD7 4QP

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,  
TBChttp://www.norfolkpropertyauctions.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

