



3 Hollingwood Mount, Bradford

Bradford

£309,995

RIGHTHOUSE

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Bradford, Bradford

Righthaus are pleased to offer this FOUR BEDROOM STONE BUILT, DOUBLE FRONTED end terraced property with LARGE SIDE GARDEN WITH HUGE POTENTIAL for either EXTENSION or NEW BUILD PROPERTY*. This home benefits from TWO RECEPTION ROOMS, BREAKFAST KITCHEN, FAR REACHING VIEWS from the front of the house plus a gated driveway which leads to the attached garage.

* Subject to the appropriate planning/ building consents being gained obtained.

Council tax band: C

Tenure: Freehold

- DOUBLE FRONT END TERRACED PROPERTY
- FOUR BEDROOMS
- LARGE SIDE GARDEN WITH BUILDING OPPORTUNITY
- GATED DRIVEWAY & GARAGE
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- FAR REACHING VIEWS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ALARM



Hallway

Giving access to the lounge, dining, room, kitchen, W/C, utility room and rear vestibule.

Lounge

13' 4" x 13' 1" (4.06m x 3.99m)

The lounge has a bay window and benefits from in built in cupboards, gas central heating, gas fire and double glazing.

Dining room

13' 1" x 12' 4" (3.99m x 3.77m)

The Dining room features polished floorboards, bay window with far reaching views and also benefits from gas central heating and double glazing.

Breakfast kitchen

11' 9" x 8' 8" (3.57m x 2.65m)

The kitchen has an array of modern wall and base unit's as well as a good amount of workspace, 1 bowl sink unit with drainer, breakfast bar, Rangemaster style oven, integrated, fridge, freezer and dishwasher. Further benefitting as central heating and double glazing.

Utility room

5' 11" x 5' 7" (1.8m x 1.71m)

The utility room has plumbing for an automatic washing machine, condensing dryer and gas central heating.

W.C.

5' 10" x 2' 7" (1.77m x 0.78m)

Part tiled W.C. comprising of 2 piece suite including low level W.C. and pedestal hand basin. Also benefitting gas central heating and double glazing.

Rear vestibule

Offering access to the back of the property inc driveway.

Stairs and landing

Giving access to the four bedrooms, W/C and bathroom.

Master bedroom

15' 6" x 10' 2" (4.73m x 3.09m)

Modern decor and carpet. Benefitting from bay window with far reaching views, fitted wardrobes, gas central heating and double glazing.





Bedroom 2

15' 11" x 9' 4" (4.84m x 2.85m)

Modern decor and carpet. Benefitting from bay window with far reaching views, fitted wardrobes, gas central heating and double glazing.

Bedroom 3

10' 7" x 8' 9" (3.23m x 2.66m)

Modern decor and flooring. Benefitting from gas central heating and double glazing.

Bedroom 4

9' 5" x 6' 7" (2.87m x 2m)

Modern decor and flooring. Benefitting from gas central heating and double glazing.

Bathroom

8' 9" x 8' 2" (2.66m x 2.48m)

Part tiled family bathroom comprising of 3 piece suite including panelled bath, low level W.C., shower cubicle. Also benefitting gas central heating and double glazing.

w/c

5' 5" x 2' 9" (1.64m x 0.83m)

Part tiled W.C. comprising of low level W.C. and pedestal hand basin. Also benefitting gas central heating and double glazing.



Freehold

Our client has advised us that this property is freehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable, should this not be the freehold. Please contact the office for any further details.

Council tax

Through information sourced via the Gov.uk website, we are advised this property is BAND C, however, this should be checked by your solicitor / conveyancer to be correct prior to exchange of contracts.

Disclaimer

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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GARDEN

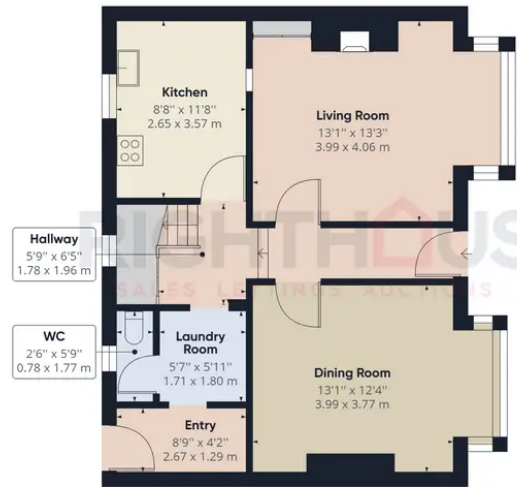
To the front of the property is a path leading to the front door, to the rear a gated driveway leading to the driveway. Whilst to the side is a well landscaped garden with patio, raised bed planting areas and small lawn. This area has huge potential and with the right planning or building consents could offer great potential to extend the current property or build another detached property.

GARAGE

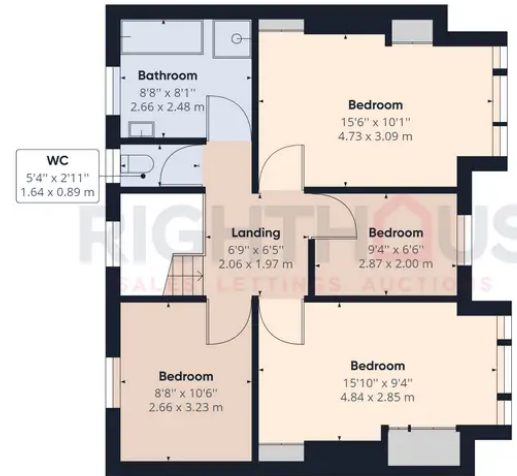
Single Garage

To the rear of the property is a driveway, that leads to the attached garage.





Floor 0 Building 1



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Approximate total area⁽¹⁾

1298.28 ft²

120.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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