



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

Hollybank Road, Bradford, West Yorkshire, BD7 4QP

**£210,000** Starting Bid

 x3  x3  x2

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 £210,000

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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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