

**Auction**

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

Hollybank Road, Bradford, West Yorkshire, BD7 4QP

# £190,000

 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 £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:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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