



## Hollingwood Lane, Horton Bank Top

### Offers In Excess Of £265,000

\* SPACIOUS SEMI DETACHED \* FIVE BEDROOMS \* THREE RECEPTION ROOMS \*

\* CLOSE TO AMENITIES \* FANTASTIC GARDENS \* PARKING & GARAGE \*

This superb five bedroom semi detached property would make an excellent purchase for a growing family and is ideally located for Quora retail Park which boasts shops, amenities, and a choice of schools nearby.

Situated in this desirable location the property offers not only spacious living accommodation but also a fantastic gardens with ample parking and a detached garage.

The accommodation briefly comprises entrance porch, hallway, lounge, sitting room, dining room and a kitchen. There are five first floor bedrooms, house bathroom and separate wc.

To the outside there are well maintained lawned and patio gardens with a driveway providing ample off street parking leading to a detached garage.







## Entrance Porch

## Hall

With radiator and understairs storage.

## Lounge

13'9" x 13'5" (4.19m x 4.09m)

With electric fire in fireplace surround, radiator.

## Sitting Room

9'5" x 8'11" (2.87m x 2.72m)

With radiator.

## Dining Room

16'3" x 8'5" (4.95m x 2.57m)

With radiator.

## Kitchen

12' x 9'7" (3.66m x 2.92m)

With fitted wall and base units incorporating stainless steel sink unit, complementary work surfaces, tiled splashback, plumbing for auto washer, cooker, pantry, upvc door to rear.

## First Floor

With storage cupboards and access to loft.

## Bedroom One

13'6" x 13'9" (4.11m x 4.19m)

With fitted wardrobes and radiator.

## Bedroom Two

12'4" x 9'11" (3.76m x 3.02m)

With fitted wardrobes and radiator.

## Bedroom Three

10'6" x 8'4" (3.20m x 2.54m)

With radiator.





#### Bedroom Four

8'3" x 8'4" (2.51m x 2.54m)

With sliding door wardrobes and radiator.



#### Bedroom Five

7' x 5'10" (2.13m x 1.78m)

#### Bathroom

Two piece suite comprising panelled bath with mixer shower over, pedestal wash basin, heated towel rail.

#### Separate WC

With low suite wc.

#### Exterior

To the outside there is a superb well stocked garden providing a seating and lawned area to the rear. There is a block paved driveway providing ample off-road parking leading to a detached garage.

#### Directions

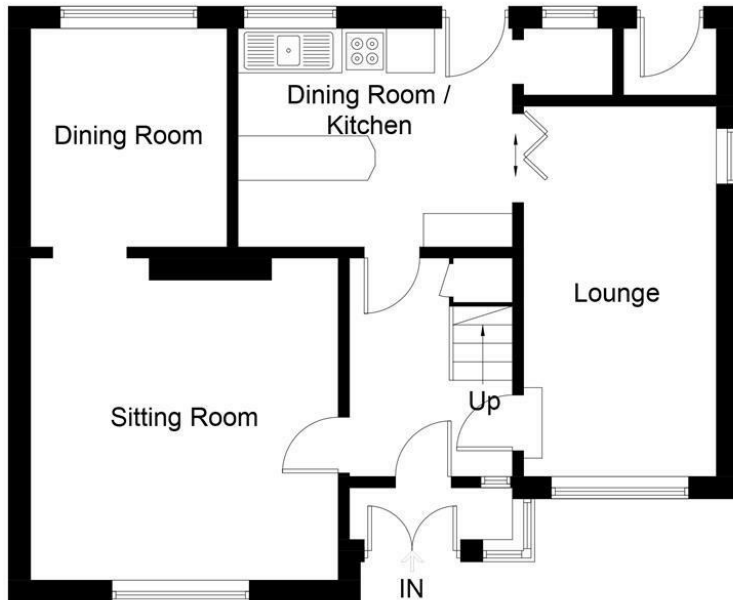
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.8 miles, turn left onto Hollingwood Ln and the property will shortly be seen displayed via our For Sale board.



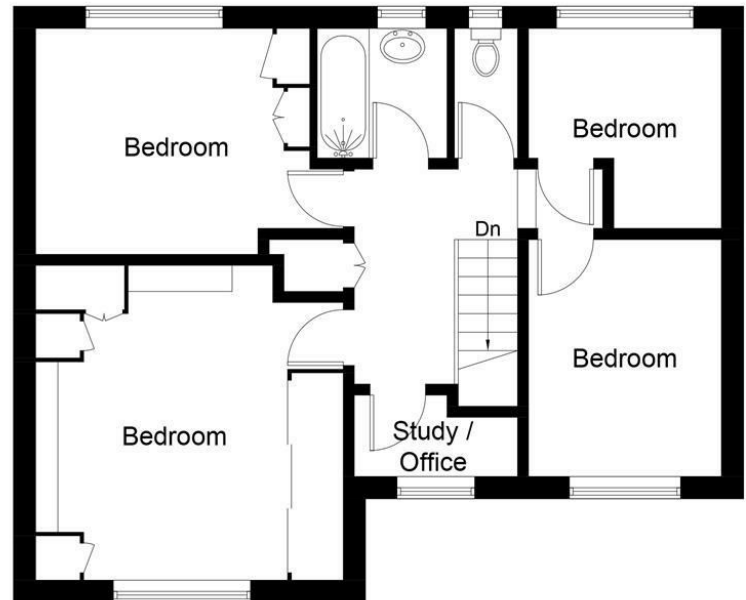


# Hollingswood Lane, BD7

Approximate Gross Internal Area = 126.0 sq m / 1356 sq ft

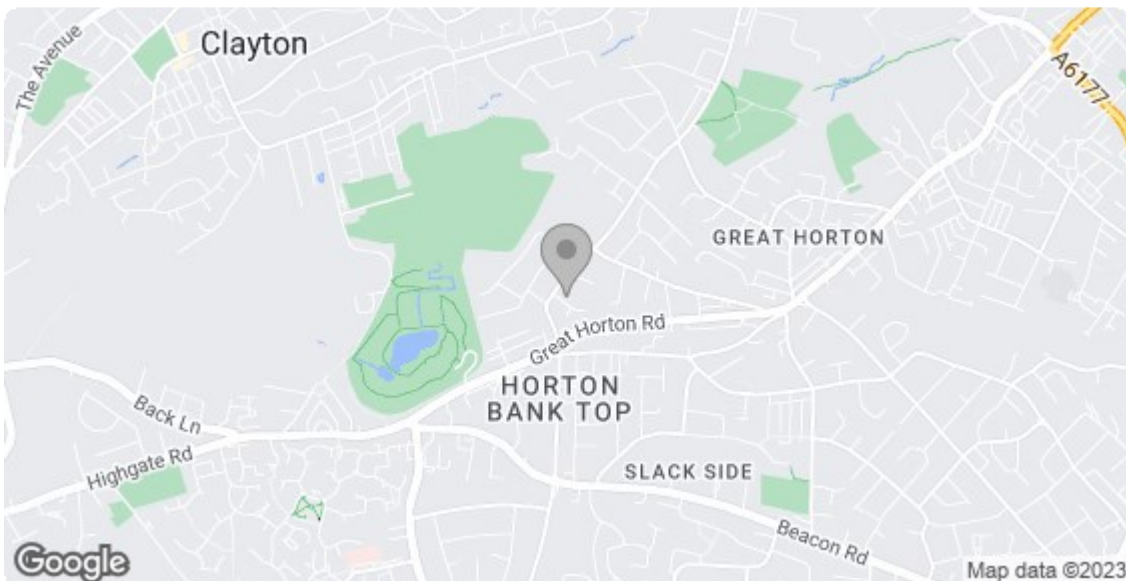


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID876208)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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