

# HMK

PROPERTY

Holland Drive  
Belfast, BT5 6EH  
Offers in the region of  
£205,000



## Holland Drive, Belfast

HMK Property is delighted to bring to market this beautiful three bed semi-detached home in the heart of Ballyhackamore. No.47 Holland Drive is a stone's throw away from the bars, restaurants and cafes that make Ballyhackamore such a desirable location for many. This well proportioned home consists of a front lounge with large bay window, along with an additional open plan living space with electric fire, hardwood floors which leads directly onto an open plan kitchen dining area. A fully equipped L- shaped kitchen with durable laminate worktops, integrated induction hob and oven. On the first floor there are three well proportioned bedrooms, 2 good sized doubles and a third, ideal for a home office along with a family bathroom with bath and shower over. The property benefits from off street parking, a separate garage and enclosed rear patio area. No.47 benefits from oil central heating and double glazing throughout. Given the demand in the local area for first time buyers, and young professionals we would advise booking a viewing at your earliest convenience to avoid disappointment. Contact HMK Property on 02890397712



HMK Property 8 Grand Parade, Belfast, BT5 5HH

T 02890397712





### *The facts you need to know...*

- Delightful semi-detached home in desirable location
- Good sized front lounge
- Separate living area with electric fire
- Bright modern kitchen with integrated appliances
- Family bathroom suite with shower over bath
- Welcoming entrance hall
- Large bay window
- Open plan kitchen dining area
- Three good sized bedrooms
- Ideal home for a range of purchasers





## *The property comprises...*

### **ENTRANCE HALL**

A warm, welcoming entrance hall with tile flooring throughout,

### **LOUNGE**

A cosy front lounge with large bay window, carpeted flooring, skirting boards and cornice ceiling.

### **LIVING AREA**

10'10" x 8'11"

A bright modern living area, with hardwood flooring, electric fire, recess spotlights

### **KITCHEN DINER**

15'1" x 14'1"

A bright modern L-shaped kitchen with ample cupboard space and integrated induction hob and Beko oven under, with large picture windows, and tiled flooring the space feels bright and spacious.



*The property comprises...*

**FAMILY BATHROOM**

5'6" x 5'1"

A white bathroom suite with bath and electric shower over, low flush toilet, ceramic sink, partially tiled walls and vinyl flooring

**MASTER BEDROOM**

8'1" x

A good size bedroom with carpet, and large picture window overlooking the rear of the property

**BEDROOM TWO**

9'8" x 8'1"

A good size second bedroom with carpet and picture window, overlooking the front of the property





*The property comprises...*

**BEDROOM THREE**

5'11" x 5'7"

Ideal home office or walk in wardrobe, with carpet and window overlooking the front of the property

**OUTSIDE**

At the front of the property there is a ample on street parking along with driveway for at least one car with direct access to the garage. At the rear of the property there is an enclosed paved patio area.



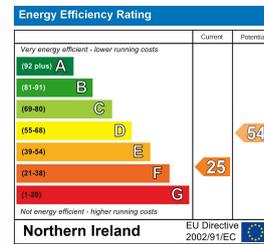




## Additional Information

This fantastic three bedroom semi-detached property is situated in the heart of Ballyhackamore. Ideally positioned within walking distance of a vast array of restaurants, cafes and shops, as well as being in close proximity to leading primary and secondary schools. To arrange a viewing, contact HMK Property 02890397712

### ENERGY EFFICIENCY RATING

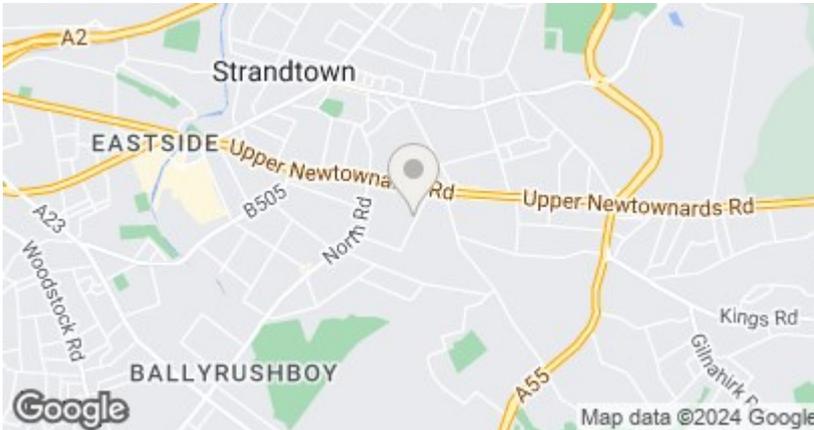


### VIEWING

By appointment with HMK Property

# Location

Travelling along the Upper Newtownards Road into Belfast, take the 1st right after Little Wing Pizza, No.47 is on the right hand side.



47 Holland Drive, Ballyhackamore



47 Holland Drive, Ballyhackamore



**HMK Property - Sales - Lettings - Management - Mortgages**

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## Request a Free property valuation

Whether you're downsizing, need more space or simply a change of scenery. Whatever your reason for moving, HMK Property holds the key...

Contact HMK today for a free property valuation 02890397712



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