



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



Viewing arrangements

Strictly by appointment through WW Estates
 01274 627444
 sales@wwestateagents.com

Directions

See Mapping.

Haigh Fold, Bradford, BD2 3HR
Offers In The Region Of £200,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Haigh Fold, Bradford, BD2 3HR

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**** GRADE II LISTED PROPERTY ****
DECEPTIVELY SPACIOUS PERIOD COTTAGE ** SECLUDED LOCATION ** NO ONWARD CHAIN ** THREE GENEROUS BEDROOMS ** IDEAL FOR YOUNG FAMILIES/PROFESSIONALS ALIKE ** EXCELLENT TRANSPORT LINKS **
 Nestled in the charming area of Haigh Fold, Bradford, this Grade II listed three-bedroom cottage offered to the market with no onward chain. Offers a perfect blend of character and modern living.

As you step inside, you are welcomed by a long hallway that leads to a spacious living room, adorned with beautiful wooden beams and a cosy wood-burning fireplace, creating an inviting atmosphere. The room is well-lit, thanks to the double-glazed windows, and features a tasteful light grey carpet that adds a touch of elegance.

The kitchen is a generous open space, thoughtfully designed with a variety of wall and base units, providing ample storage for all your

culinary needs. It also offers space for kitchen appliances and boasts laminate flooring, making it both practical and stylish. The double-glazed windows at the rear overlook the garden, allowing natural light to flood the area.

This cottage features three well-proportioned double bedrooms, each with original wood flooring and sufficient space for wardrobes. The double-glazed windows and central heating ensure comfort throughout the seasons. The family bathroom is a spacious retreat, fitted with a three-piece suite and partly tiled for ease of maintenance.

Outside, the rear garden presents a wonderful space for relaxation and outdoor activities, featuring a grassy area complemented by a patio, perfect for al fresco dining or enjoying a sunny afternoon.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
 Beautiful Grade II Listed Cottage, Deceptively Spacious With 3 Generous Bedrooms & Generous Gardens.

Rating authority
 Borough Council Tax Band B

Services
 INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
 Freehold