



£850

TWO BEDROOMS *TWO RECEPTION ROOMS* *CHARACTER COTTAGE* *CLOSE TO LOCAL AMENITIES* *IDEAL FOR COUPLES*

Nestled in the charming area of Hill End, Bradford, this delightful terraced cottage is now available to let. With its characterful features and inviting atmosphere, this property is perfect for couples seeking a cosy home. The cottage boasts two spacious reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you prefer a formal dining setting or a comfortable lounge for unwinding after a long day.

The property comprises two well-appointed bedrooms, offering a peaceful retreat for rest and rejuvenation. Additionally, there are two bathrooms, which is a rare find in a cottage of this size, providing convenience and privacy for you and your partner. The location of Hill End adds to the appeal of this lovely home. With its friendly community and proximity to local amenities, you will find everything you need within easy reach. Whether you enjoy leisurely strolls in nearby parks or exploring the vibrant local shops and cafes, this area has much to offer.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Hill End, BD7

Approximate Gross Internal Area = 85.8 sq m / 923 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232426)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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

Townend Estate Agents

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SALES • LETTING

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