



£249,950

NO CHAIN *TWO BEDROOMS* *ADDITIONAL BASEMENT ROOM* *IMMACULATELY PRESENTED* *FANTASTIC CONSERVATORY* *RECENTLY INSTALLED BOILER*
USEFUL UTILITY ROOM *GARDENS* *DRIVEWAY PARKING*

Townend Estate Agents offer for sale this immaculately presented two bedroom detached bungalow, offered with no onward chain! With two well-proportioned bedrooms, this property is perfect for small families, couples, or those seeking a peaceful retirement retreat. Originally this period property was the quarry masters house, build circa 1870 - don't miss the chance to own this piece of local history!

As you enter, you are welcomed by a spacious reception room that exudes warmth and charm, providing an ideal space for relaxation or entertaining guests. The highlight of this home is undoubtedly the fantastic large conservatory, which floods the interior with natural light and offers a serene view of the surrounding gardens. This versatile space can be used for various purposes, whether as a sunlit lounge, a dining area, or a playroom. The bungalow also features a useful utility room, adding practicality to daily living. With the added bonus of a full head height basement room, the discerning viewer could use this as an additional bedroom or reception room to suit their needs. The well-maintained gardens surrounding the property provide a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, there is ample parking available for two vehicles, ensuring convenience for you and your guests. Situated close to local schools and amenities, this property is ideally located for families and those who appreciate easy access to everyday necessities. With its charming features and prime location, this bungalow presents an excellent opportunity for anyone looking to settle in a welcoming community.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Bolton Hall Road, BD2

Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft

Cellar = 20.4 sq m / 219 sq ft

Total = 123.3 sq m / 1327 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1176746)



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	
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	
EU Directive 2002/91/EC	82

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

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SALES • LETTING

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