



**£199,950**

**\* NEW PRICE\* \*THREE BEDROOMS\* \*CHARACTER COTTAGE\* \*DOUBLE FRONTED\* \*TWO RECEPTION ROOMS\* \*STONE BUILT\*  
\*POPULAR LOCATION\* \*GARAGE & PARKING\* \*CLOSE TO LOCAL AMENITIES\***

Townend Estate Agents offer for sale this **THREE BEDROOM** double fronted, stone built cottage. Located in a popular residential area, close to Eccleshill village and all its associated amenities. This stunning double fronted Yorkshire Stone built cottage comes with bundles of character and bags of potential. Ideally placed for access towards Bradford city centre and with **TWO RECEPTION ROOMS** this is not one to be missed. The property benefits from gas central heating and a handy detached garage plus additional parking. The property comprises briefly: Entrance hall, large Lounge with log burning stove, Dining room/second reception room, Kitchen fitted with a range of base & wall units. Basement with vaulted ceiling. Upstairs are **THREE** good sized bedrooms and the house bathroom. Externally is a detached garage and stone courtyard to front.

Ask us about....

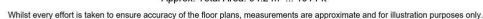
**AUCTION**


**CONVEYANCING**

**MORTGAGES**

**SURVEYS**





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			
<b>England &amp; Wales</b> <span>EU Directive 2010/31/EC</span> 			

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			
<b>England &amp; Wales</b> <span>EU Directive 2010/31/EC</span>			

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.

Townend Estate Agents

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SALES • LETTING

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