



£170,000

CHARACTER COTTAGE* *2-3 BEDROOMS* *WOODBURNER STOVE* *FABULOUS REAR GARDEN* *DRIVEWAY PARKING* *BACKWATER LOCATION

Townend Estate Agents offer for sale this charming two/three-bedroom character cottage located in the picturesque Hodgson Fold, Bradford. This delightful property boasts a unique character design spread across three floors, offering a cosy and inviting atmosphere that is perfect for a new homeowner.

The accommodation comprises: lounge with recently installed feature multi fuel wood burner and exposed beams. The heart of the home lies in the impressive 23-foot modern dining-kitchen which opens out onto the rear gardens providing ample space for entertaining guests. Second reception room or could be used as occasional third bedroom with en-suite/cloaks w.c. Upstairs are the two main bedrooms and house bathroom.

Enclosed rear garden with Indian stone patio area alongside a faux grassed area, mature borders, garden shed with power.

New consumer unit. Council tax band B. EPC D.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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		
Not energy efficient - higher running costs	(1-20) G		
		84	
			59

EU Directive 2002/91/EC

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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		

EU Directive 2002/91/EC