





Bradford Road, Bradford

£160,000 Freehold

SSTC

Deceptively spacious two-bedroom stone cottage in a popular village location, blending character features with stylish modern interiors. Includes a lower ground floor reception room, open-plan dining kitchen, luxury bathroom, and private decked terrace with enclosed patio garden.

Beautfully Finished Throughout | Close To Clayton Village | Early Viewing Advised | Ideal for First Time Buyers | Natural Light Throughout | No Chain | Ready To Move In | Spacious Garden | Spacious Living Space | Two Bedroom Cottage |

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Beautifully presented and deceptively spacious two-bedroom stone cottage, ideally positioned in a popular and convenient village location. Combining charming character features with stylish modern interiors, this stunning home is ready to move straight into and would make an ideal first-time purchase, downsizer or investment opportunity.
The property offers impressive accommodation set over multiple levels, beginning with a welcoming entrance leading to a spacious and versatile lower ground floor reception room. The heart of the home is the bright and contemporary open-plan dining kitchen, beautifully fitted with modern wall and base units, quality work surfaces, integrated appliances and ample dining space-ideal for both everyday living and hosting guests.
Upstairs, there are two well-proportioned bedrooms, including a generous principle bedroom with fitted wardrobes and a stylish second bedroom, both finished to a high standard. The luxurious house bathroom features elegant contemporary tiling, a sleek white suite and a shower over bath.
Externally, the property enjoys attractive low-maintenance outdoor space with a private decked terrace and enclosed patio garden, providing the perfect setting for relaxing or entertaining outdoors.

Council Tax Band: B
Tenure: Freehold
Parking options: On Street
Garden details: Rear Garden





Living room
A spacious and versatile lower ground floor living room offering an impressive additional reception space, ideal for relaxing, entertaining or use as a home office or snug. Beautifully finished with a contemporary tiled flooring, neutral decor, and recessed ceiling spotlights, the room creates a bright and stylish atmosphere throughout. The generous layout provides excellent flexibility for modern family living.



Kitchen
A beautifully presented open-plan dining kitchen forming the true heart of the home, finished to an exceptional modern standard and ideal for both everyday living and entertaining. The stylish fitted kitchen offers a range of contemporary wall and base units, quality work surfaces, tiled splashbacks and integrated cooking appliances. The bright dining area comfortably accommodates a family-sized table, while the sleek tiles flooring, recessed spotlights and neutral decor create a fresh and elegant finish throughout. A perfect blend of practicality and style, this impressive space is designed for modern living.



Master bedroom
A stunning and generously sized master bedroom, beautifully presented with a calm and luxurious feel throughout. This elegant double room offers ample space for freestanding furniture and features stylish mirrored fitted wardrobes, providing excellent storage while enhancing the sense of light and space. Finished in neutral tones with modern flooring and tasteful decor, the room creates a relaxing retreat, perfectly suited for comfortable everyday living.

Bathroom
A beautifully finished modern bathroom, stylishly designed with high-quality fixtures and contemporary dark marble-effect tiling throughout. Featuring a sleek white vanity unit with wash basin, WC and a full-sized bath with overhead rainfall shower, this impressive space offers both luxury and practicality.

Finished with chrome fittings, a statement mirror, heated towel rail and elegant decor, the bathroom creates a sophisticated and relaxing space ideal for everyday comfort.



Bedroom 2

A bright and spacious second bedroom, beautifully presented and ideal as a guest room, child's bedroom and home office. This well-proportioned room benefits from plenty of natural light, neutral decor and modern flooring, creating a fresh and versatile space ready to suit a variety of needs.



Outside

Externally, the property benefits from a beautifully presented low-maintenance outdoor space, perfect for relaxing and entertaining. The private enclosed garden features a spacious decked seating area along with a stylish stone-paved patio, offering multiple areas to enjoy outdoor living space. Raised planted borders, attractive stone walling and secure fencing create a charming and private setting, while the rear access adds further practicality. The traditional stone-built exterior adds character and kerb appeal, perfectly complementing this stunning cottage home.





PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis. Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION:

If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

CALLANDER MORTGAGE SOLUTIONS:

Need mortgage advice? Why not let our specialist, in-house mortgage team look after you and do the hard work for you… Navigating the world of mortgages can be a daunting prospect. Callander Mortgage Solutions Ltd have access to a huge panel of lenders and are here to help and guide you every step of the way. Have you seen the perfect property? Is time of the essence? Or have you had bad credit? Give the independent experts a call, today and ask about the limited offer “Fee Free Whitney’s” packages!

CONVEYANCING:

Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both? Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. Get your no-obligation quote today!

BUYERS CLUB:

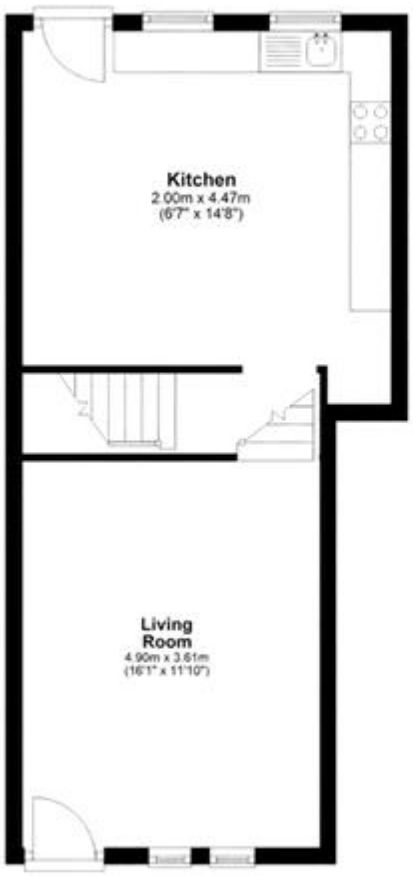
The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties. Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

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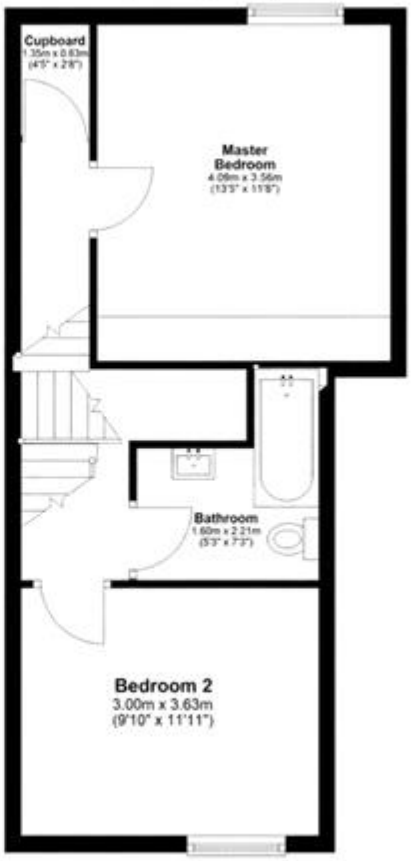
Ground Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



First Floor

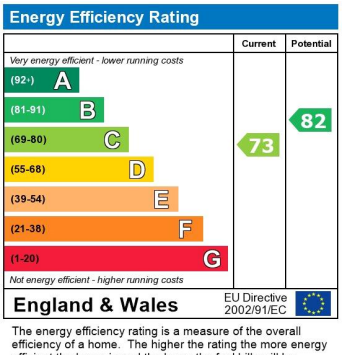
Approx. 27.9 sq. metres (299.9 sq. feet)
(excluding Bedroom 2)



Total area: approx. 68.3 sq. metres (734.7 sq. feet)

This floorplan is for illustrative purposes only and all measurements are approximate.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.