whitegates









Town Lane, Bradford, BD10

1 | 1 | 1 | EPC D

Asking Price: £140,000



Town Lane,
Bradford, BD10 8LP

1 bedrooms
1 bathrooms
1 reception rooms

Asking Price: £140,000

- Charming One Bedroom Cottage
- Character Features Throughout
- Exposed Ceiling Beams & Feature Fireplace
- Useful First Floor Study
- Enclosed Rear Garden with Patio Areas
- Ideal First-Time Buyer or Downsizer
- EPC Rating: D
- Council Tax Band: B

A CHARMING ONE BEDROOM COTTAGE offering deceptively spacious accommodation arranged over two floors, with attractive character features throughout.

A CHARMING AND CHARACTERFUL ONE BEDROOM COTTAGE offering deceptively spacious living accommodation, attractive period-style features and an enclosed rear garden, making this an appealing choice for first-time buyers, downsizers and those seeking a home with individuality and charm.

Offering accommodation arranged over two floors, this delightful property combines traditional character with practical everyday living, featuring exposed ceiling beams, a feature fireplace and a generously proportioned living room.

The garden provides an appealing setting for relaxing outdoors, enjoying summer evenings or entertaining friends and family, whilst a useful garden shed offers additional storage for tools and outdoor equipment.

The mixture of mature planting, patio areas and enclosed boundaries creates a garden with plenty of character and potential for further landscaping.







Living Room

13'2" x 11' (4.01m x 3.35m)

Double glazed window to the rear elevation with a central heating radiator, television point door to the rear elevation, feature exposed beans/stonework and spiral stairs to the first floor.

Kitchen

11'10" x 3'10" (3.6m x 1.17m)

Fitted with a range of matching wall and base units with work surfaces over. incorporating a sink/drainer unit, electric oven and hob, extractor hood and plumbing for a washing machine. Single glazed window to the front elevation and a door to the front elevation.

Landing

With stairs from the living room and cupboard housing the combination boiler.

Bedroom One

11'7" x 9'6" (3.53m x 2.9m)

Double glazed window to the rear elevation, fitted wardrobes, a central heating radiator and loft hatch.

Office/Store Room

6'7" x 3'10" (2m x 1.17m)

Double glazed window to the front elevation and a central heating radiator.

Bathroom

Three piece suite comprising; paneled bath with shower over, wash hand basin with vanity unit and low level w.c. Part tiled with a central heating radiator and double glazed window to the front elevation.

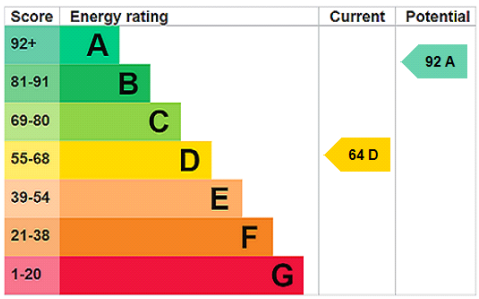
Externally

There is a paved patio, lawned area, graveled parking space. garden shed, fenced and shrub borders.

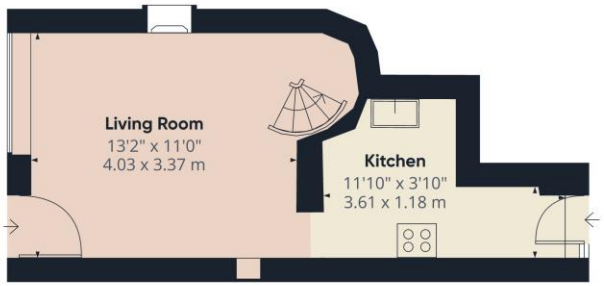




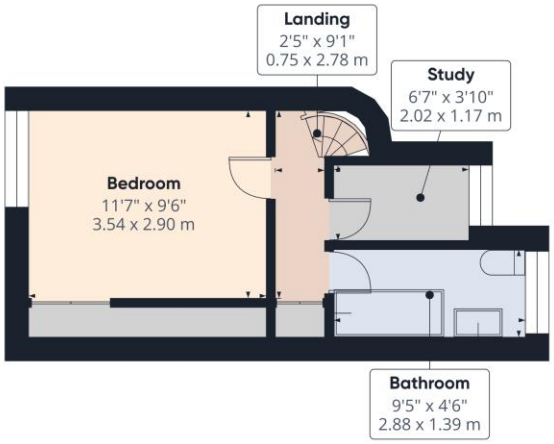





TWO TREES
COTTAGE
71
73
whitegates



Ground Floor



Floor 1

Approximate total area(1)

472 ft²

43.9 m²

Reduced headroom

21 ft²

2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

01274 306611

bradford@whitegates.co.uk

www.whitegates.co.uk

Whitegates Bradford

65 Darley Street, Bradford, West Yorkshire, BD1 3HN

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.