



Haworth Road, Sandy Lane Village, Bradford, BD15 9LL

- Full of Charm and Character
- Stunning Views
- Off Road Parking
- End Terrace Barn Conversion with Original Features
- Two Double Bedrooms
- Superbly Presented
- Tranquil Rear Garden

Asking Price £247,500



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DESCRIPTION

This charming two double bedroom, stone-built end cottage is surrounded by open countryside, offering a serene and picturesque setting. The property is full of character, featuring beautiful stone mullion windows and a stone fireplace with a wood-burning stove. There is gas central heating and double glazing throughout. The rear bi-folding doors open onto the garden, creating a seamless indoor/outdoor living experience. The tranquil rear garden boasts a composite decking seating area with breath-taking long-distance views, as well as a lawned area, with a further secluded seating area, bordered by various plants and shrubs.

Inside, the cottage briefly comprises an entrance vestibule with inner door, leading into the hallway with under stairs storage cupboards and a spindle staircase. The cosy lounge leads into a modern fitted dining kitchen with a range of integrated appliances and a breakfast bar; bi-folding doors lead out to the decked seating area with frameless glass balustrades.

Upstairs, there is a first-floor landing with access to a part boarded loft, two spacious double bedrooms, each with fitted wardrobes and a house bathroom with a WC.

Additionally, the property has high specification CCTV and there is convenient off-road parking for 2/3 cars to the front of the property. Do not miss the opportunity to view this stunning home and experience its unique charm and enviable views.







Floor 0



Floor 1

Approximate total area⁽¹⁾
973.6 ft²
Reduced headroom
1.29 ft²

(1) Excluding balconies and terraces

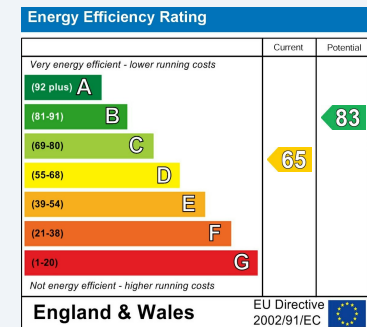
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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ENERGY PERFORMANCE CERTIFICATE

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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewings

Please contact shipley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



7-9 Briggate, Shipley, BD17 7BP
Tel: 01274 594040 Email: shipley@hunters.com <https://www.hunters.com>

