



**Hodgson Fold, Bradford**

**Asking Price £500,000**





# Hodgson Fold, Bradford

## DESCRIPTION

Nestled in a tranquil backwater location, this fantastic detached Grade II Listed barn conversion exudes charm and character, offering nearly 3,000 square feet of beautifully presented living space.

The home boasts six bedrooms, a spacious garden, private driveway, and a detached double garage/workshop, which holds potential for conversion, subject to the necessary permissions.

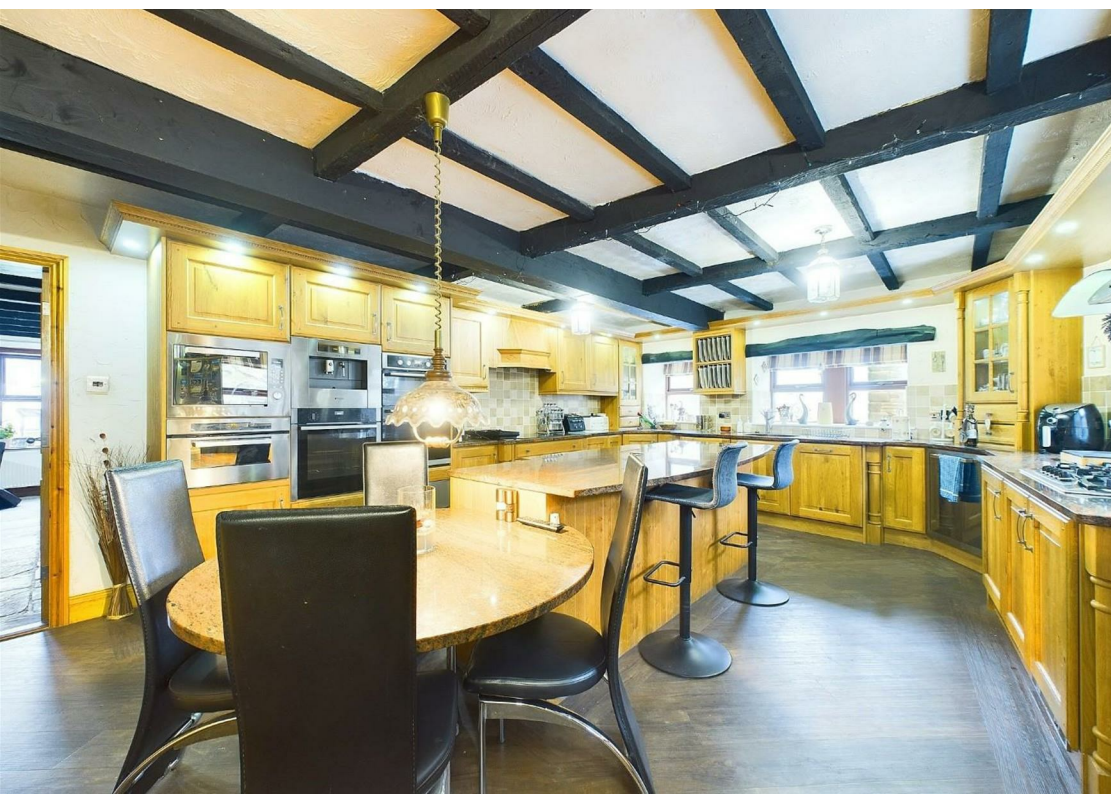
Positioned for convenient access to both Bradford and Shipley, the property provides easy access to local amenities and excellent transport links to Leeds City Centre and beyond, with bus and train routes nearby.

This unique property blends historic appeal with modern comfort, making it an ideal retreat. Viewing is highly recommended to fully appreciate the character and features of this remarkable home

- Grade II Listed
- Backwater Located
- Excellent Size
- 2 Bedrooms
- Large Dining Kitchen
- Popular Location











Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

2797.55 ft<sup>2</sup>

Reduced headroom

204.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

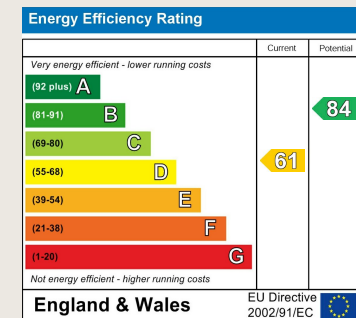
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

## 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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