



90 Lane Side, Wilsden, Bradford, BD15 0DB

£180,000

- THREE BEDROOM CHARACTER COTTAGE
- OFF-ROAD PARKING SPACE
- CHARACTER FEATURES
- POPULAR LOCATION
- EARLY VIEWING ADVISED
- SINGLE GARAGE
- OPEN VIEWS TO THE REAR
- REAR PATIO GARDEN
- GAS CENTRAL HEATING
- DESIRABLE LOCATION

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**** THREE BEDROOM CHARACTER COTTAGE ** POPULAR WILSDEN LOCATION ** GARAGE & OFF-ROAD PARKING ** RURAL VIEWS **** This deceptively spacious cottage located between the villages of Wilsden and Harecroft will appeal to family buyers, those downsizing or perhaps those looking to escape the hustle and bustle of city life. The property offers character features and unusually for this type of property; a single garage and off-road parking space. With open views to the rear, gas central heating and potential to add value, we're sure this property will attract a great deal of interest. Call now on 01274 884040.



Council Tax Band: C



Entrance Hall

A UPVC door leads into a small hallway with stairs off to the first floor and a door to the lounge. Central heating radiator.

Lounge

14'3 x 14'2

Windows to both the front and rear elevations, both enjoying an open aspect. Exposed beams, stone fireplace and a central heating radiator.

Kitchen

7'9 x 7'3

Fitted with a range of base and wall cabinets, laminated working surfaces and splash-back wall tiling. There is an integrated electric double oven, gas hob and stainless steel sink and drainer. Window to the rear elevation, tiled floor and a door to the rear garden.

First Floor

Landing area with access to the loft space.

Bedroom One

12'7 x 9'9

Fitted wardrobes, window to the front elevation and a central heating radiator.

Bedroom Two

8'0 x 7'4

Window to the rear elevation and a central heating radiator.

Bedroom Three

6'6 x 5'5

Window to the front elevation and a central heating radiator.

Bathroom

White three piece bathroom suite comprising of a panelled bath with a mains powered shower over, pedestal washbasin and low flush WC. Part-tiled walls, central heating radiator and a window to the rear elevation.

External

To the front of the property is a paved garden area with space for bins etc. To the rear is an enclosed patio garden with flowerbeds and a pleasant outlook across open fields. At the end of the row of cottages there is a detached single garage with 'up and over' door, plus an off-road parking space.







Directions

From Wilsden and the roundabout with the Ling Bob pub, follow Laneside B6144 towards Harecroft & Cullingworth and the property will be found on your right hand side.

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC