



**55 Highgate Road, Bradford, BD13 1ED**

**£140,000**

- STUNNING CHARACTER COTTAGE
- IMMACULATELY PRESENTED THROUGHOUT
- QUALITY FIXTURES & FITTINGS
- THROUGH-BY-LIGHT
- A CREDIT TO THE CURRENT OWNER
- ONE DOUBLE BEDROOM
- LARGE GARDEN TO THE FRONT
- WELL MAINTAINED
- DECEPTIVELY SPACIOUS
- SET BACK FROM THE MAIN ROAD



# 55 Highgate Road, Bradford BD13 1ED

**\*\* IMMACULATE CHARACTER COTTAGE AT CLAYTON HEIGHTS \*\* LARGE GARDEN TO THE FRONT \*\* WELL MAINTAINED & PRESENTED \*\* ONE LARGE DOUBLE BEDROOM \*\*** Bronte Estates are delighted to offer for sale this deceptively spacious cottage that is presented to a high standard throughout, including oak floors, quality fitted kitchen with integrated appliances, modern shower room, fitted wardrobes, stained glass windows, alarm, log burner stove and a large garden! The list goes on! This stunning property must be viewed to be fully appreciated and will be ideal for those down-sizing who can move straight in with no work required.



Council Tax Band: B



### **Entrance Hall**

The front door leads into a hallway with a quarry tiled floor and an archway with stairs to the first floor. Central heating radiator and a glazed door leading to the lounge.

### **Lounge**

16'4 x 13'1

A spacious and characterful reception room with a window to the front elevation, solid oak floor and a feature stained glass window. The focal point of the room is an impressive log burner stove, with a pine surround and a decorative tiled back and hearth. Central heating radiator, door to the cellar and access through to the dining kitchen.

### **Dining-Kitchen**

15'9 x 8'6

A superb, fully fitted kitchen with ample space for dining. The kitchen area comprises of a range of fitted wall and base units with solid butchers block work surfaces, matching up-stands and concealed lighting. Integrated appliances include a slimline dishwasher, fridge and separate freezer. There is a Rangemaster double oven with five gas rings and three ovens, plus a matching Rangemaster chimney style extractor above. Plumbing for a washing machine and a one and a half bowl composite sink and drainer with mixer tap. Tile effect laminate flooring and a window to the rear elevation.

### **Cellar**

A very clean and tidy, white-washed cellar space, providing additional storage.

### **First Floor Landing**

Open spindle balustrade, access to the loft space, oak flooring and doors off to the bedroom and bathroom.

### **Bedroom**

16'4 x 10'8

A large master bedroom with fitted wardrobes to both alcoves with mirror sliding doors. Window to the front elevation, central heating radiator and oak flooring.

### **Shower Room**

A modern, fully tiled shower room consisting of a large walk-in shower enclosure with a mains powered shower and glass screen, push-button WC and a floating washbasin with storage below and a matching wall cabinet. LED wall mirror, window to the front elevation, chrome heated towel rail and an airing cupboard housing the central heating boiler.

### **External**

To the front of the property is a long garden that comprises of several seating areas, lawns, flower beds and a range of mature shrubs and trees. A gate from Highgate Road leads to the property and there is further access from Chapel Lane with a footpath in front of neighbouring properties.

### **Additional Information**

The sale is subject to Probate being finalised.

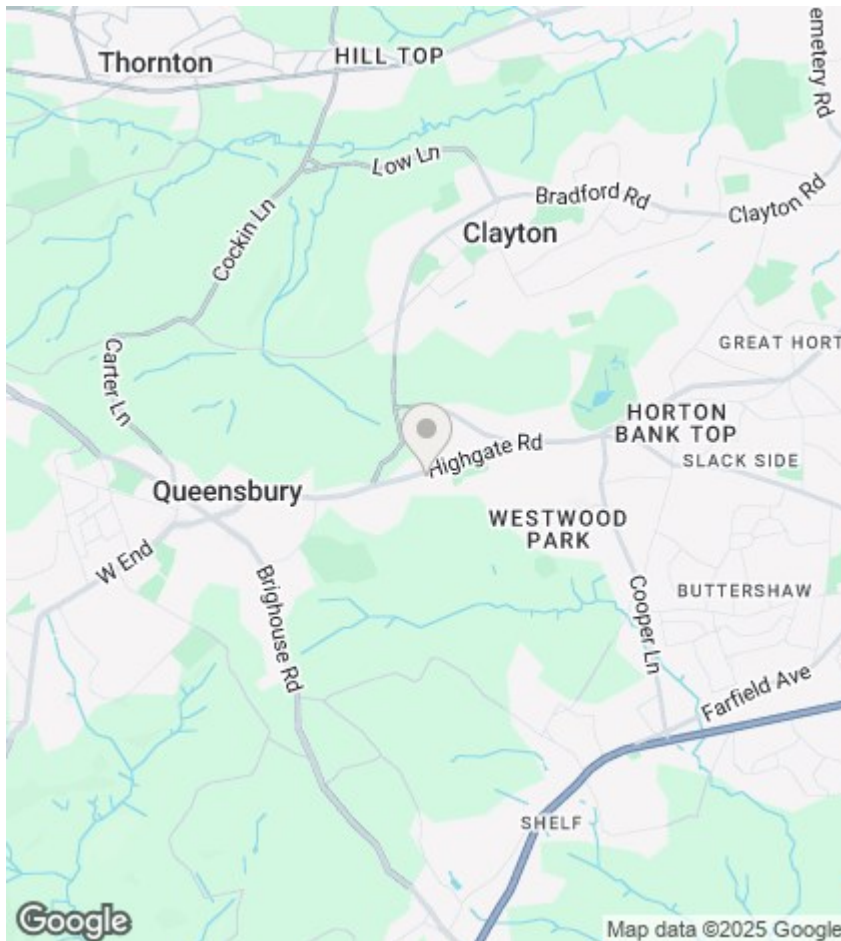












## Directions

From our office in Queensbury head down to the traffic lights towards Bradford. Go straight forward at the lights and after one mile look out for a speed camera on your right hand side. The property is located just after, identifiable by our for sale board.

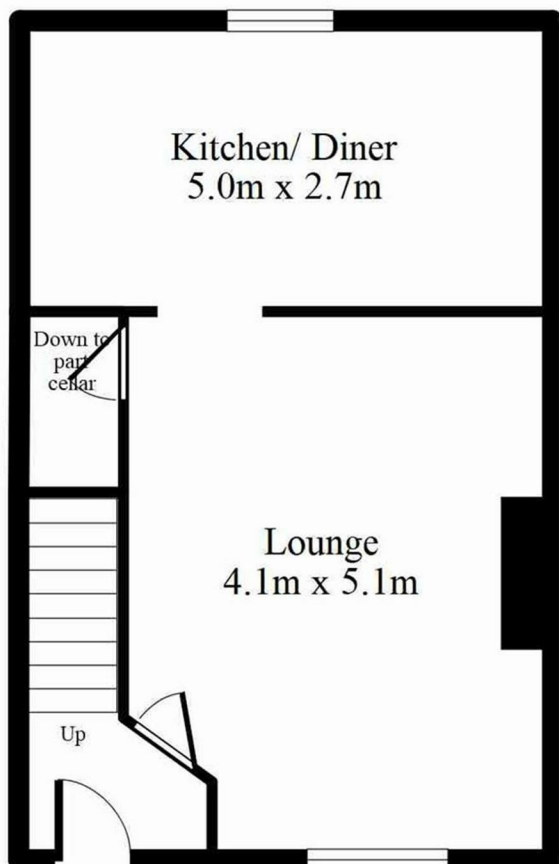
## Viewings

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		
(81-91) B		84
(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



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024

