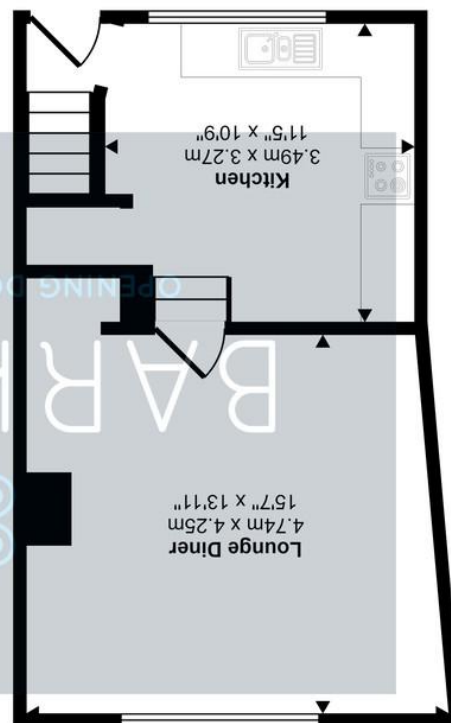
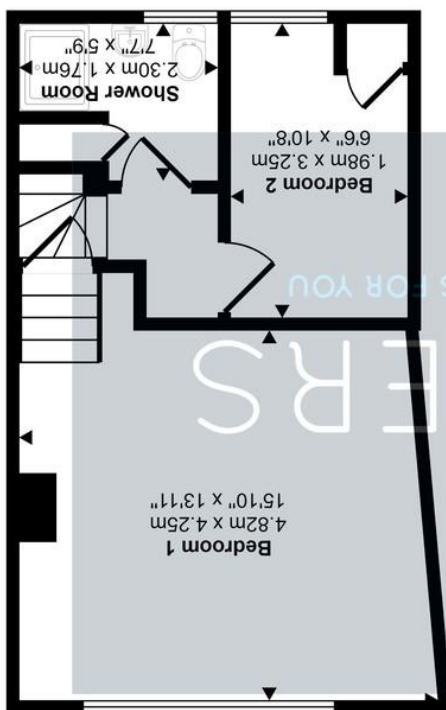


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Ground Floor  
Approx 35 sq m / 372 sq ft



First Floor  
Approx 35 sq m / 374 sq ft



Approx Gross Internal Area  
69 sq m / 746 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		53 E	84 B

# BARKERS

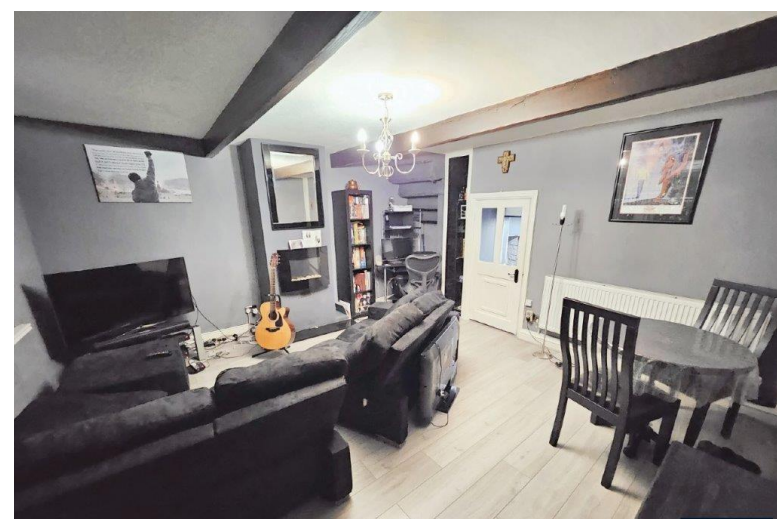
OPENING DOORS FOR YOU

## 5 Pickles Lane

Bradford, BD7 4DW

Asking Price Of £119,750

- CHARMING CHARACTER COTTAGE
- ENTRANCE HALL
- MODERN KITCHEN
- LOUNGE
- BASEMENT CELLAR
- TWO BEDROOMS
- SHOWER ROOM
- NO CHAIN



# Full Description

## DESCRIPTION

Barkers are delighted to offer for sale with NO UPPER CHAIN this well presented and charming character cottage which boasts a wealth of charm and character features and must be viewed to be appreciated. Ideally situated within easy reach of local amenities, shops and bus routes. The property benefits from uPVC double glazing and gas fired central heating. The accommodation briefly comprises: Entrance hall, lounge, kitchen, basement cellar, two bedrooms and shower room. There is a small strip of land included in the title to the rear of the property.

## ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor landing and a door leads into the modern kitchen.

## KITCHEN

11' 5" x 10' 9" (3.48m x 3.28m)

Fitted with a range of modern wall and base units and complementary work surfaces and a stainless steel sink with a mixer tap. Space for an electric cooker with an extractor fan over, plumbing for an automatic washing machine and space for fridge freezer. Inset spotlights to the ceiling, vinyl flooring, door leading into the lounge and a staircase leading down to the basement cellar.

## BASEMENT CELLAR

Provides useful storage space.

## LOUNGE

15' 7" x 13' 11" (4.75m x 4.24m)

Featuring a wall mounted electric fire, laminate flooring and superb feature beams to ceiling.

## LANDING

Stairs leading to the first floor landing with doors leading off into two bedrooms and the house bathroom.

## BEDROOM ONE

15' 10" x 13' 11" (4.83m x 4.25m)

This spacious double room has a spectacular vaulted ceiling with feature beams. Freestanding wardrobes included.

## BEDROOM TWO

10' 8" x 6' 6" (3.25m x 1.98m)

Double room with a useful built-in storage cupboard.

## SHOWER ROOM

7' 7" x 5' 9" (2.31m x 1.75m)

Fitted with a three piece suite comprising low flush WC, pedestal hand wash basin and a shower area with rainwater shower head. Useful built in storage cupboard.

## EXTERIOR

There is a strip of land to the rear of the property which is included in the title. Accessed via the rear of number 3.



## DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royds Walk turn right onto Whitehall Road/A58 at Chain Bar roundabout take the 5th exit onto the M606 slip road at junction 3 take the A6177 exit to Ring Road West at Staithgate roundabout take the 2nd exit onto Rooley Avenue at Odsal Top take the 4th exit onto Odsal Road at the roundabout take the 2nd exit onto Fair Road then turn right onto Beldon Lane continue onto Pickles Lane where the property will be identified by our For Sale board.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

