



Cutler Heights Lane, Bradford
Offers In The Region Of £215,000

**** FOUR BEDROOMS ** TWO RECEPTION ROOMS ** SEPARATE ANNEXE ** OFF STREET PARKING ****

This deceptively spacious property offers a unique opportunity for those wanting a separate granny annexe/teenager's flat.

The four bedroom end cottage boasts ample character features throughout and would make a superb purchase for a number of buyers having two reception rooms, driveway and a garden to the rear.

The accommodation briefly comprises of a lounge, dining kitchen, sitting room and bedroom four. To the first floor there are three further bedrooms and a house bathroom.





Lounge

15'3" x 11'10" (4.65m x 3.61m)

Having a flagged floor, exposed ceiling beams and a double glazed window.

Dining Kitchen

15'11" x 13'6" (4.85m x 4.11m)

Having modern fitted wall and base units, complementary work tops, stainless steel sink unit, tiled splash back, oven, hob and extractor hood, tiled floor, exposed ceiling beams, radiator, double glazed window and a uPVC door leading to the rear garden.

Sitting Room

12'2" x 12' (3.71m x 3.66m)

Having a feature fireplace, radiator, exposed ceiling beams and a double glazed window.

Bedroom Four

17'3" x 15'4" (5.26m x 4.67m)

Having a flagged floor, exposed ceiling beams, fireplace, radiator and french doors leading to the rear garden.

Down Stairs Cloakroom

Fitted with a two piece suite comprising low flush Wc and a pedestal hand basin.

First Floor Landing

Bedroom One

15'9" x 11' (4.80m x 3.35m)

Having floorboards, access to the loft a radiator and a double glazed window.

Bedroom Two

12'10" x 12'2" (3.91m x 3.71m)

With an ornamental fireplace, radiator and a double glazed window.

Bedroom Three

15'8"max x 12'11" (4.78mmax x 3.94m)

With floor boards, radiator and a double glazed window.

Bathroom

Fitted with a modern three piece, roll top bath, low flush Wc, pedestal hand basin, tiled floor, radiator and a double glazed window.

External Details

There is a drive way providing off street parking to the side of the property. To the rear of the property there is an enclosed garden with lawned and patio area with borders having shrubs and bushes.





Tenure
Freehold.

Annexe, no building regulations

Open plan Lounge/ Kitchen

17'5" x 17'2" (5.31m x 5.23m)

Having fitted wall and base units, complementary work tops, cooker, stainless steel sink unit and plumbing for an automatic washing machine.

Occasional Room

With under eaves storage and two velux windows.

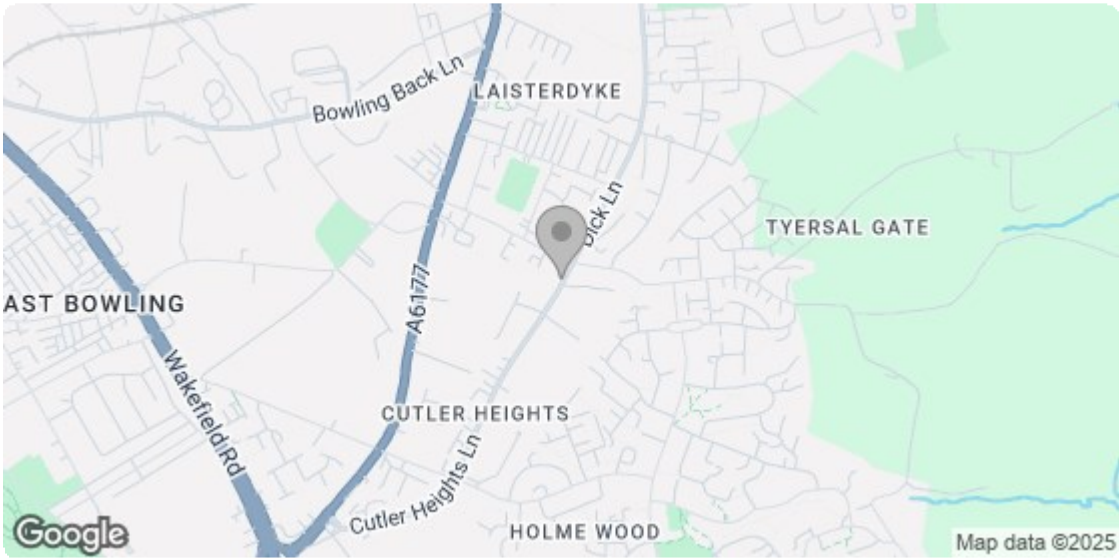
Bathroom

Fitted with a three piece suite comprising low flush Wc, pedestal hand basin and a panelled bath.

Please Note

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

