



## Old Cottage Close, Hipperholme,

**£230,000**

**\*\* TOWN HOUSE \*\* THREE/FOUR BEDROOMS \*\* OVER THREE FLOORS \*\*  
\*\* DECEPTIVELY SPACIOUS \*\* GARDENS & PARKING \*\***

Offering deceptively spacious accommodation over three floors which would make an ideal purchase for a number of buyers is this three/four bedroom townhouse. Having easy access for amenities, shops, transport links and close to excellent schools at primary and secondary level. The accommodation briefly comprises of a hallway, cloaks w/c, dining kitchen and a sitting room/bedroom four. To the first floor there is a spacious lounge, bedroom and a house bathroom. There are two further second floor bedrooms (master having en suite). To the rear there is a low maintenance garden with a driveway providing off street parking.



## Hall

Radiator.

## Dining Room / Bedroom Four

14'5" x 9'5" (4.39m" x 2.87m")

Radiator.

## Dining - Kitchen

14'5" x 9'8" (4.39m" x 2.95m")

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven & hob with extractor, integrated fridge freezer, plumbing for auto washer & dishwasher, radiator and upvc doors leading to rear.

## First Floor Landing

## Lounge

14'6" x 14'3" (4.42m" x 4.34m")

Radiator and Juliette balcony.

## Bedroom Three

7'0" x 9'11" (2.13m" x 3.02m")

Radiator.

## Bathroom

Modern three piece suite comprising panel bath, low flush wc, vanity sink unit, tiled and radiator.

## Second Floor Landing

## Bedroom One

14'3" x 14'7" (4.34m" x 4.45m")

Radiator.

## En Suite

Comprising wet room shower, low flush wc, pedestal wash basin, tiled walls & floor and radiator.

## Bedroom Two

14'6" x 10'0" (4.42m" x 3.05m")

Radiator.

## Exterior

Outside there is a driveway providing off road parking with low maintenance garden to the rear.

## Council Tax Band

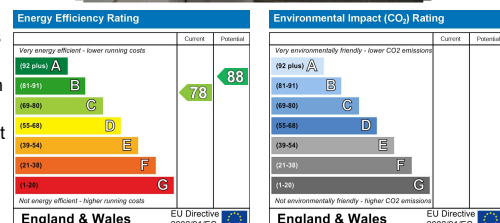
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## Tenure

FREEHOLD.



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8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)