

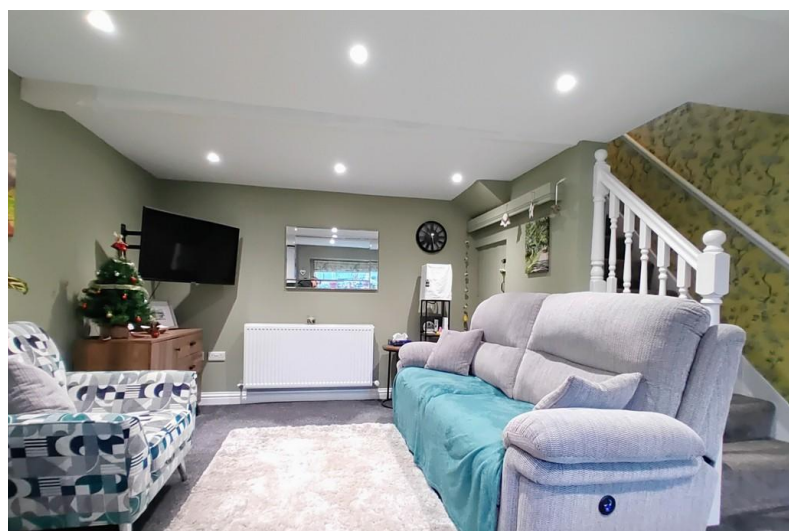


**26 Ivy Lane**

- 1800'S CHARACTER COTTAGE
- TWO BEDROOMS
- FULLY RENOVATED
- MODERN KITCHEN & BATHROOM

**£125,000**

**EPC Rating '60'**





## Property Description

**\*\* IMMACULATE CHARACTER COTTAGE \*\* TWO BEDROOMS \*\* LANDSCAPED GARDEN \*\* DRIVE FOR TWO CARS \*\* STUNNING CONDITION \*\*** This superb 'through-by-light' cottage is tucked away in a quiet backwater location and would be ideal for those downsizing or a first time buyer. Fully renovated in recent years and in 'ready to move in' condition. Benefitting from a superb, south-facing garden that has been completely remodelled to include new fencing, lawn, paved patio and a paved parking area for two cars. Briefly comprising of: Lounge, Kitchen area, Utility area, two Bedrooms & Bathroom.

### LOUNGE

18' 6" narrowing to 13' 4" x 15' 4" (5.64m x 4.67m) A cosy lounge area with exposed beams, TV point, spotlighting, stairs off to the first floor and a useful under-stairs store cupboard housing the central heating boiler. A full new heating system including boiler and radiators was installed in 2021.





#### KITCHEN AREA

A fully fitted kitchen area with modern base and wall units, laminated working surfaces with matching upstands and a tiled hob splashback. Integrated electric oven, electric hob and a chimney style extractor. Mains powered heat alarm and two windows to the front elevation.

#### UTILITY AREA

Plumbing for a washing machine, space for a fridge-freezer, fitted work-top and wall cupboard.

#### FIRST FLOOR LANDING

Window to the rear elevation affording open views. Full height ceiling with exposed beams and an open spindle balustrade.



#### BEDROOM ONE

9' 4" x 8' 8" (2.84m x 2.64m) Full height ceiling with exposed beams, central heating radiator and a window to the front elevation.

#### BEDROOM TWO

7' 11" x 5' 8" (2.41m x 1.73m) Full height ceiling with exposed beams, central heating radiator and a window to the rear elevation with open views. Currently used as a dressing room with a bespoke corner fitted wardrobes. The wardrobes could be removed to accommodate a single bed, if required.



#### BATHROOM

A modern white bathroom suite comprising of a panelled bath with a thermostatic rainfall shower over, pedestal washbasin and a push-button WC. Window to the front elevation, extractor fan, exposed beams and a chrome heated towel rail.

#### EXTERNAL

To the front of the property is a paved driveway with parking for two cars. A few steps lead down to the garden that consists of a level lawn area, paved patio seating area and a raised flower bed. Modern horizontal fenced boundary and garden gate.



#### PURCHASE DETAILS:

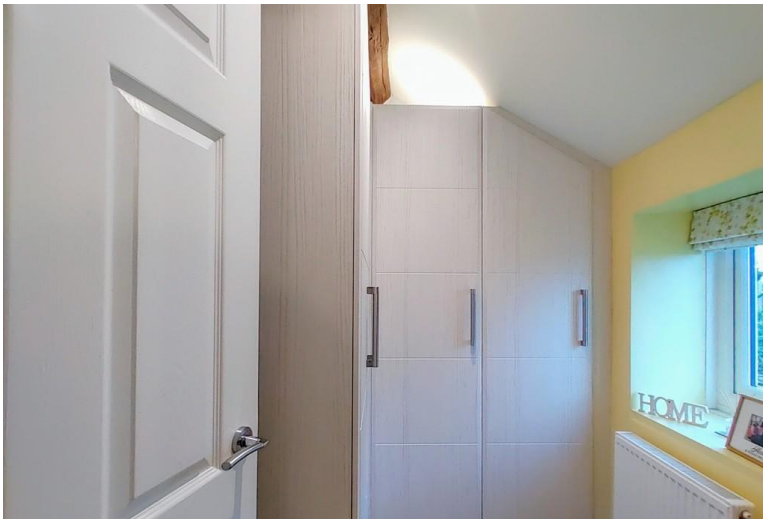
*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

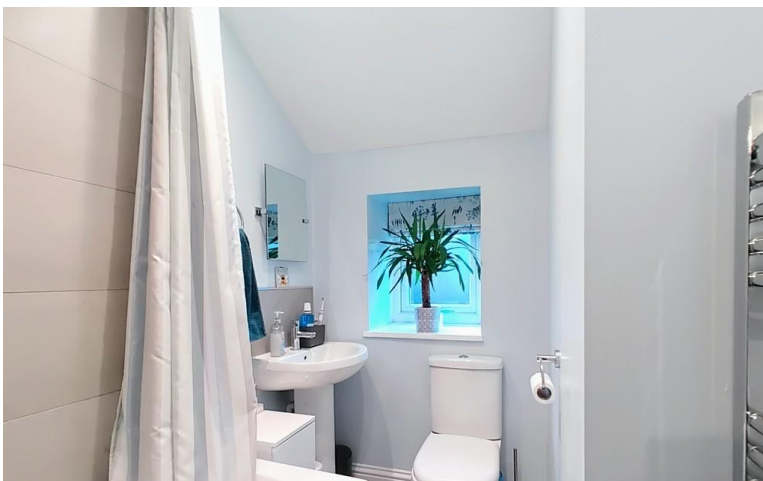


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**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



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Energy Efficiency Rating	
Current	Potential
	125
	A
	B
	C
60	D
	E
	F
	G
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

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