

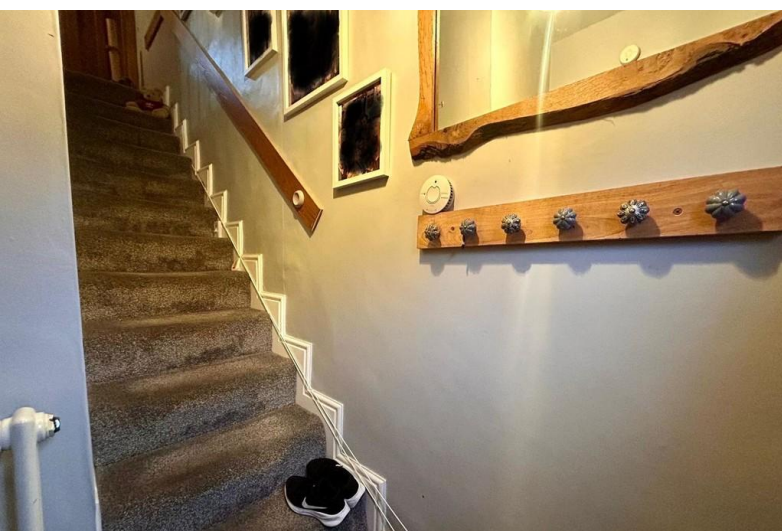


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15 Sapgate Lane

- TWO BEDROOM COTTAGE
- GARDENS TO THE FRONT & REAR
- POPULAR LOCATION
- CHARACTER FEATURES THROUGHOUT

Offers In Region Of £149,950
EPC Rating 'TBC'





Property Description

DESCRIPTION

This delightful two-bedroom cottage beautifully combines traditional character with modern living. The open-plan kitchen and living room create a bright and inviting space, perfect for relaxing or entertaining. Original features are lovingly preserved throughout, adding unique charm and character to the home. Enjoy outdoor space with gardens to both the front and rear, providing peaceful spots to unwind or dine alfresco. Ideal for those seeking a cosy and characterful home in a quaint setting.

LIVING ROOM / KITCHEN

13' 03" x 13' 03" (4.04m x 4.04m) A spacious and characterful living area featuring original exposed beams and a stunning feature fireplace with a log burner, creating a warm and inviting atmosphere. The space flows seamlessly into the open-plan kitchen, which is fitted with an integrated cooker and hob. A charming porcelain sink is positioned in front of a window that overlooks the garden, adding to the cottage's rustic appeal.





BEDROOM ONE

11' 00" x 9' 08" (3.35m x 2.95m) A good-sized bedroom featuring a large window that fills the space with natural light. The room also includes a central heating radiator and fitted wardrobes, offering ample storage.

BEDROOM TWO

5' 04" x 12' 07" (1.63m x 3.84m) A cosy single bedroom with a window providing natural light and a central heating radiator. Ideal as a child's room, guest room, or home office.

BATHROOM

6' 09" x 5' 03" (2.06m x 1.6m) A modern bathroom featuring tiled flooring and part-tiled walls, fitted with a contemporary three-piece suite comprising a WC, hand wash basin, and a bath with an overhead shower. A window provides natural light and ventilation.

EXTERIOR

To the front, the property offers a small, low-maintenance garden area, adding to its charming kerb appeal. The private rear garden includes an outhouse equipped with central heating and electrics ideal for use as a utility space, workshop, or home office. Parking for two cars is available at the rear of the property. Please note: a wall owned by the neighbouring property currently has some damage, but this is scheduled to be repaired prior to completion.





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.



VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

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