



www.whitneys.co.uk

7-8 Malt Kiln

- THREE BEDROOM COTTAGE
- TWO RECEPTION ROOMS
- GARDENS TO THE FRONT & REAR
- MODERN METHOD OF AUCTION

Auction Guide Price £195,000
EPC Rating '53'





Property Description

DESCRIPTION

FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION - STARTING PRICE £195,000 PLUS RESERVATION FEE'S APPLY - This delightful three-bedroom cottage offers a perfect blend of original character features and comfortable living in a popular and convenient location. The accommodation includes two spacious reception rooms, along with a well-appointed kitchen and a family bathroom. Upstairs, there are three well-proportioned bedrooms, while a roof space offers potential for storage or further development (subject to necessary consents). With its charming period details, versatile layout, and excellent location, this cottage makes a wonderful home full of warmth and character.

LIVING ROOM

16' 10" x 13' 00" (5.13m x 3.96m) A generously sized living room featuring two front-facing windows that fill the space with natural light. The room retains plenty of original character, including exposed beams and a feature fireplace with a log burner, creating a





warm and inviting atmosphere. Finished in neutral tones, the room offers a bright and welcoming feel throughout. There is front door access, stairs leading to the first-floor rooms, and useful understairs storage, adding to the practicality and charm of this lovely living space.

KITCHEN

16' 02" x 14' 04" (4.93m x 4.37m) A good-sized kitchen enjoying plenty of natural light from two rear-facing windows and offering direct access to the back garden via a rear door. The room is full of character, featuring original exposed beams and a striking stone feature fireplace with a log burner, adding warmth and charm. Fitted with a range of neutral wall and base units, the kitchen provides ample storage and workspace, perfectly combining traditional style with everyday practicality.



DINING ROOM/ 2ND LIVING ROOM

14' 10" x 12' 09" (4.52m x 3.89m) Another fantastic sized room offering versatile use as either a formal dining space or a comfortable second living room. The room enjoys excellent natural light from three rear-facing windows and features a striking stone fireplace with a log burner, adding warmth and character. Original beams and neutral décor enhance the cottage's charm, while fitted storage space provides both practicality and character.



BEDROOM ONE

16' 00" x 12' 10" (4.88m x 3.91m) A bright and spacious double bedroom featuring three rear-facing windows that fill the room with natural light. The room boasts a charming feature fireplace and original exposed beams. Finished in neutral décor, it includes fitted wardrobes and offers ample space to accommodate a range of furniture styles, creating a comfortable and elegant retreat.

BEDROOM TWO

13' 02" x 13' 06" (4.01m x 4.11m) A light and airy double bedroom featuring two rear-facing windows that provide plenty of natural light. The room includes fitted wardrobes for convenient storage and a charming stone feature fireplace. Exposed beams further enhance the room's traditional appeal, while the spacious layout offers flexibility for a variety of furniture arrangements.



BEDROOM THREE

11' 08" x 8' 05" (3.56m x 2.57m) A well-proportioned bedroom with a front-facing window providing plenty of natural light. The room features neutral décor, a fitted wardrobe for practical storage, and exposed beams that highlight the property's character. A central heating radiator ensures comfort throughout the seasons, making this a versatile space ideal as a bedroom, home office, or guest room.



BATHROOM

10' 01" x 7' 05" (3.07m x 2.26m) A bright and characterful bathroom with two front-facing windows allowing plenty of natural light. The room features neutral, part-tiled walls, wooden floor, and original exposed beams, blending practicality with period charm. Fitted with a hand wash basin, WC, and a bath with shower, it also includes a storage cupboard, providing both style and functionality in a welcoming space.

ROOF SPACE

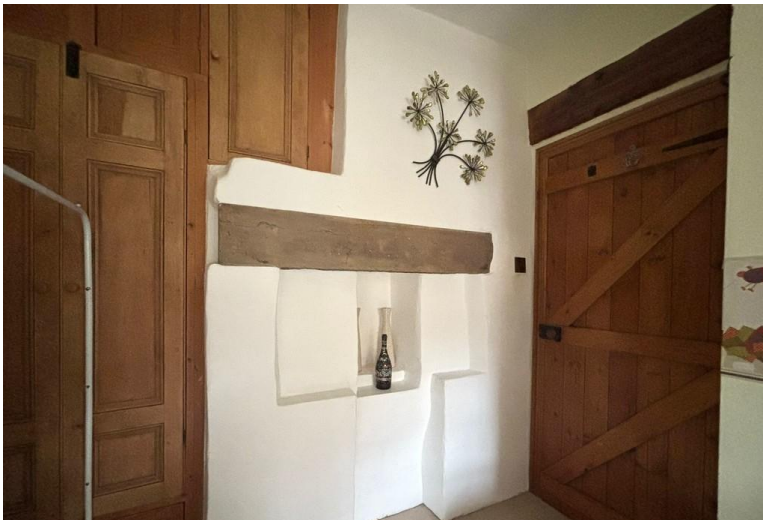
20' 04" (6.2m) Accessed via stairs from the first floor, the property offers a versatile roof space featuring two Velux windows that provide natural light and a pleasant outlook. There is also a door leading to additional roof storage, making this area ideal for storage, a home office, or potential further development (subject to planning consent).

EXTERIOR

The property benefits from gardens to both the front and rear. At the front, there is a partly lawned, partly flagged and stoned garden with a fenced area, offering a welcoming entrance and low-maintenance outdoor space. To the rear, the good-sized garden features a mix of flagged and stoned areas, an established tree and planted area, and a decked section perfect for relaxing or entertaining. Additional shed and outhouse storage provide practical space for tools and outdoor equipment.

AUCTION INFORMATION

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this





property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		