



Created using Vision Publisher™



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Viewing arrangements**

Strictly by appointment through WW Estates  
01274 627444  
sales@wwestateagents.com



**Directions**

See Mapping.



**Hodgson Fold, Bradford, BD2 4EB**  
**Chain Free £175,000**

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Hodgson Fold, Bradford, BD2 4EB



**\*\* END STONE COTTAGE \*\* THREE BEDROOMS  
 \*\* FABULOUS HAMLET LOCATION \*\* GUEST CLOAK \*\* CONSERVATORY \*\* PRIVATE REAR GARDEN \*\* GOOD LOCAL SCHOOLING AND AMENITIES \*\* PARKING \*\* OFFERED WITH NO ONWARD CHAIN \*\***

This Beautiful three bedroom period feature end stone cottage is simply charming, comprising of the following: Enter via composite door into vestibule having slate floor.

The spacious lounge is a great size and papered feature wall with contrasting decor, dual aspect windows with venetian blinds allow the natural light to flow, inset to chimney breast is a multi fuel burner stove sat on a stone hearth and feature oak wood mantel, original oak beamed ceiling, laminate oak flooring, recessed lights and ample space for dining table and chairs.

The kitchen comes with a range of wall and base units in duck egg blue with mahogany trim, complimentary block effect work surfaces and metro tiled splash backs. Integrated oven with gas burner hob and over extraction hood, beamed ceiling with mahogany cornice and recessed

lighting, plumbed for washer, dryer and dishwasher & finished with laminate flooring.

Access to rear conservatory via stable door. Useful downstairs guest w.c. and cloak. The mahogany conservatory has multi pane windows and roof with vertical blinds, laminate floor and French doors opening onto the rear patio garden.

All three bedrooms are on the first floor, two doubles and a generous size third, contemporary decor, carpet flooring and fitted mirrored wardrobes. The bathroom is neutrally decorated with a white four piece suite comprising of panelled bath tub with chrome taps, single cubicle shower with hose, vanity wash basin, W.C. and chrome accessories. Part tiled splash back walls with contrasting slate tiled flooring.

The private rear garden has a patio area leading to raised level lawn with an additional paved area, selective planting and timber boundary fencing. Off road parking is available in a communal car park adjacent.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

<p><b>Fixtures &amp; fittings</b>                  Beautiful Character home set in a quiet hamlet.....</p> <p><b>Rating authority</b>                  Borough Council Tax Band C</p>	<p><b>Services</b>                  INDEPENDENT MORTGAGE &amp; FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.</p> <p><b>Tenure</b>                  Freehold</p>
---	--