



Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	



**Directions**

See Mapping.

**Viewing arrangements**

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



**Tunwel Lane Cottages, Sovereign Court, Bradford, West Yorkshire  
BD2 2DB  
Offers In The Region Of £295,000**

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.





Tunwel Lane Cottages, Sovereign Court, Bradford,



**\*\* 17th Century \*\* Extended Stone Semi-Detached Home \*\* Three Double Bedrooms \*\* Modern Kitchen & Bathroom \*\* Period Features \*\* Large Garden \*\* Off Road Parking \*\* Potential Building Plot S.T.P.P. \*\* Whether you appreciate the historical charm of the 17th-century architecture or the modern amenities of a fully refurbished home, this property offers the best of both worlds.**

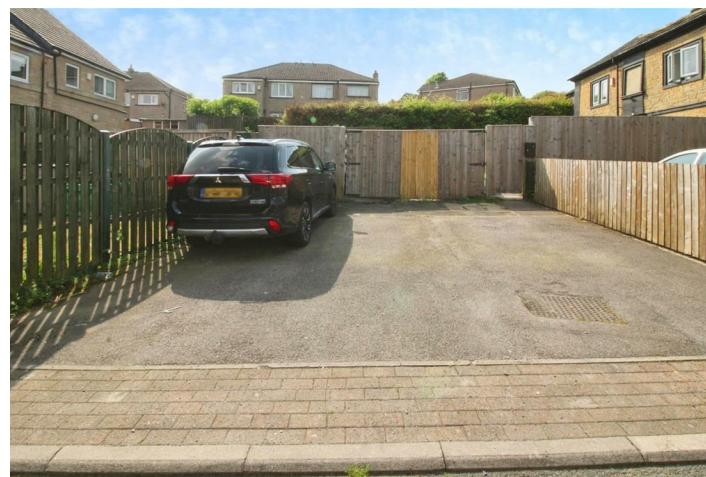
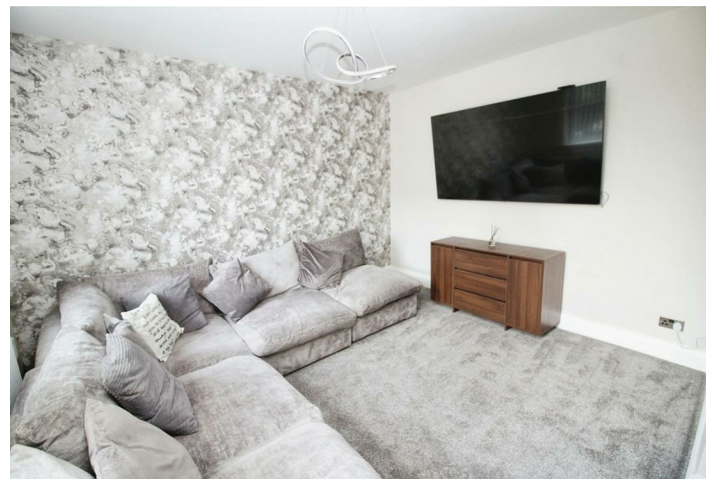
As you step inside, you'll be greeted by a cosy reception dining room perfect for relaxing or entertaining guests, with a feature two way stone Ingle Nook surround with inset log burner stove heating the kitchen on one side and the dining room on the other, beamed ceiling, wall lights and solid oak flooring. Access to the spacious lounge area having feature papered wall, stone mullion windows with vertical blinds allow the natural light to flow and finished with grey fitted carpet.

The modern kitchen is fitted with a range of matt grey shaker base and wall units with solid marble vein worktops and splash backs,

Incorporating a single drainer stainless sink with mixer tap, integrated brushed chrome Bosch oven, five ring gas hob with extraction chimney, integrated washing machine and space for a fridge freezer. Finished with spot lighting and high gloss porcelain floor tiles. Access to a useful larder pantry and composite door to rear access.

Carpet staircase with modern Oak & glass balustrade leads to three double bedrooms all with modern light décor and carpet floor, bedroom 2 has fitted wardrobes and storage. The bathroom has a 4 piece suite with double cubicle rain shower with hose, roll top bath, vanity hand wash and mirror, low level push button w.c. and finished with recessed LED lighting, chrome ladder radiator and high gloss marble vein floor and wall tiles.

To the front is a large lawned garden with raised composite grey decking, large timber shed and fencing. There is ample off road parking spaces for 6 cars. ( 3 within the perimeter fence )



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Beautiful Period Family Home Blending Old & New.....

**Rating authority**  
Borough Council Tax Band

**Services**  
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**Tenure**  
Freehold