









welcome to

Smithy Hill, Bradford

This inviting one/two bedroom cottage offers a perfect blend of comfort and character. Step inside to a bright and airy living space, where neutral tones and tasteful finishes create a warm, welcoming atmosphere













Lounge

10' 5" x 15' 8" into recess (3.17m x 4.78m into recess) With window to the front and two electric wall heaters.

Dining Room

14' 4" x 6' 9" (4.37m x 2.06m) With electric wall heater.

Kitchen

15' 7" x 8' 1" (4.75m x 2.46m)

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, electric oven and electric hob.

Landing

With storage cupboard.

Bedroom One

10' 2" x 9' 8" into recess (3.10m x 2.95m into recess) With window to the front and electric wall heater.

Occasional Bedroom

10' 1" x 5' 3" (3.07m x 1.60m) With electric wall heater.

Bathroom

Three piece suite comprises of bath with shower over, wash hand basin set in vanity unit, w/c and window to the front.

Outside

With garden frontage.





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- One/two bedrooms
- Two reception rooms
- Cottage
- £90,000

Tenure: Freehold EPC Rating: E

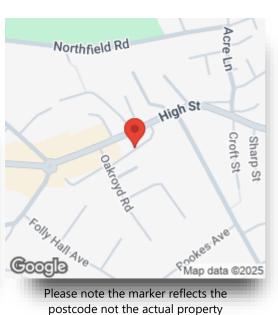
Council Tax Band: A

£90,000







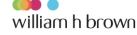


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or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the





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