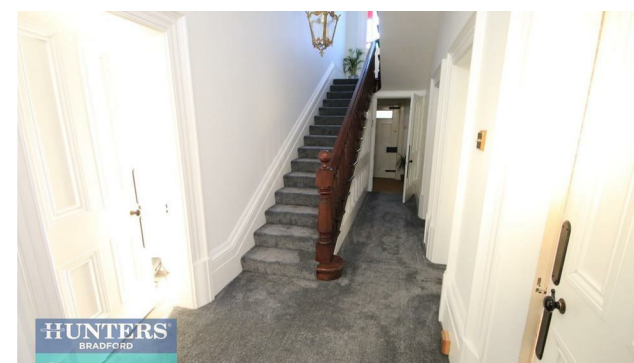




**Rock Lea, 9, Hodgson Fold Bradford, West Yorkshire, BD2 4EB**

• GRADE II LISTED PERIOD PROPERTY • SIX DOUBLE BEDROOMS • SET OUT OVER FOUR FLOORS • FOUR RECEPTION ROOMS • THREE BATHROOMS • FOUR CELLAR AREAS FOR CONVERSION • LONG DISTANCE VIEWS • CHARACTER PROPERTY • NEW CARPETS • COUNCIL TAX BAND E - EPC RATING GRADE D

**Offers In The Region Of £395,000**





# Rock Lea, 9, Hodgson Fold Bradford, West Yorkshire, BD2 4EB

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - ROCK LEA - HODGSON FOLD - BD2

GRADE II LISTED PERIOD PROPERTY - SIX DOUBLE BEDROOMS - SET OUT OVER FOUR FLOORS - FOUR RECEPTION ROOMS - THREE BATHROOMS - FOUR CELLAR AREAS FOR CONVERSION - LONG DISTANCE VIEWS - CHARACTER PROPERTY - NEW CARPETS - COUNCIL TAX BAND E - EPC RATING GRADE D

From the moment you enter this beautiful period property, there is a feeling of grandeur, with large hallway and staircase.

### GROUND FLOOR

From the hallway you access all three reception rooms, rear entrance hallway, Kitchen / diner and a WC. Reception room 1 has a bay window and a solid fuel fireplace in a feature surround. Reception room 2 looks over the front with feature fireplace and two storage cupboards. The dining room has dual aspect windows and feature fireplace. The Kitchen is modern with basin, wall and base units, plumbing for a washer and part tiled walls, with a door to access the rear yard. The kitchen diner has units, sink unit, cooking range set in chimney breast and a stone floor. From here there are stairs to the lower floor and first floor,

### FIRST FLOOR

The landing is lit by a window, with far views and has two staircases, one down to the main entrance hallway, second floor and one back down to the kitchen diner. From the landing there is access to four double rooms and the bath/shower room. Bedrooms 1 & 2 have views to the front with storage and feature fireplaces. Bedrooms 3 & 4, overlook the rear, have feature fireplaces and storage. The bath / shower room is a five piece (roll top bath, shower cubicle, basin, bidet and WC).

### SECOND FLOOR

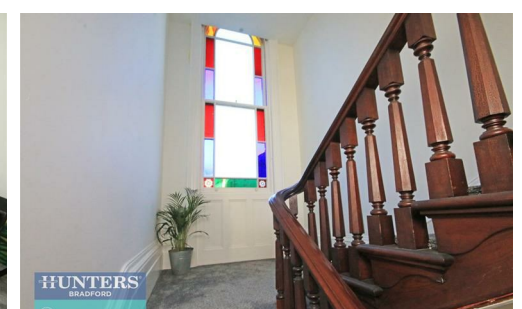
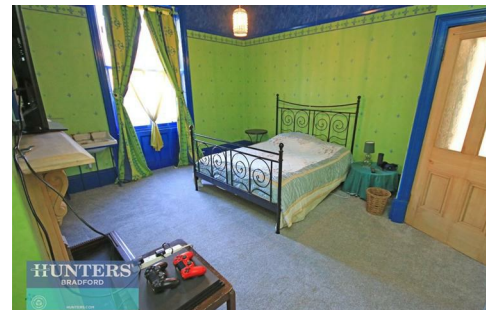
From the landing there are two double bedrooms with eaves storage and two storage rooms, and also a void space for further development.

### LOWER GROUND FLOOR

There are three cellar rooms, ideal for conversion, offering more living accommodation.

### EXTERNAL

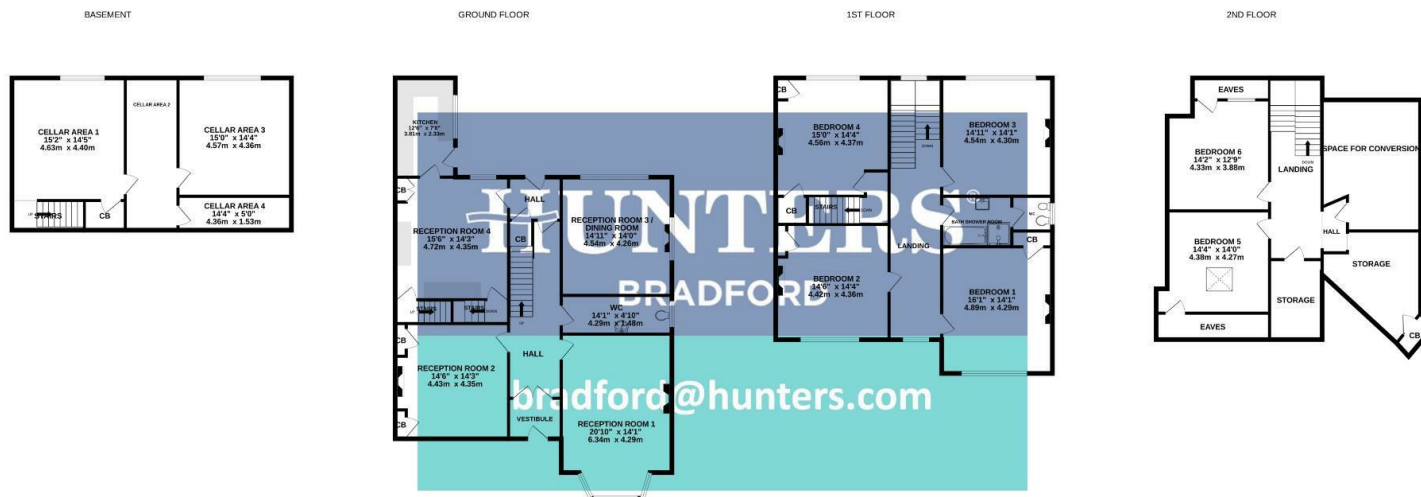
To the front is parking for five cars, a lawn garden with far views, summer house and rear yard with storage areas and gate access.









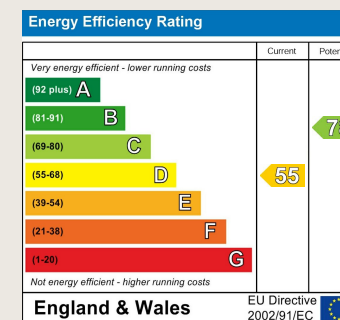


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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