



Carlton Grange, Yeadon,

£325,000

- * STONE BUILT COTTAGE * FOUR BEDROOMS * DESIRABLE LOCATION *
- * MODERN FITTED KITCHEN * THREE RECEPTION ROOMS * GARDENS & PARKING *
- * ABUNDANCE OF ORIGINAL FEATURES * CLOSE TO YEADON VILLAGE * FAMILY SIZED *

Situated opposite Yeadon Tarn and a few minutes walk to Yeadon village centre, is this delightful four bedroom stone cottage.

The property has been mostly modernised and benefits from gas central heating and upvc double glazing.

The spacious accommodation briefly comprises reception hall, lounge, dining room, modern fitted kitchen and sitting room. To the first floor there are four bedrooms and a large house bathroom.

To the outside there is a cottage style garden with pond and garden shed.

Viewing is highly recommended.



Reception Hall

Lounge

12'10" x 10'9" (3.91m x 3.28m)

Having a solid fuel fire set in ornate fireplace surround with slate inset and hearth, attractive corniced ceiling and radiator.

Kitchen

10'8" max x 11'11" max (3.25m max x 3.63m max)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, seven ring range style cooker, brick tiled walls, plumbing for auto washer.

Dining Room

15'11" x 10'6" (4.85m x 3.20m)

With gas fire in feature fireplace surround, built in wall cabinet, radiator.

Sitting Room

16'10" x 11'11" (5.13m x 3.63m)

With gas fire, built in wall cupboard and drawers, radiator.

First Floor Landing

Bedroom One

10'8" x 10'7" (3.25m x 3.23m)

With built in wardrobes and radiator.

Bedroom Two

15'10" x 10'7" (4.83m x 3.23m)

With built in wardrobes and radiator.

Bedroom Three

12'10" x 10'9" (3.91m x 3.28m)

With radiator.

Bedroom Four

7'11" x 5'3" max (2.41m x 1.60m max)

Bathroom

Four piece coloured suite, radiator.

Exterior

To the outside there is an enclosed cottage style garden to the front with garden shed and pond, together with parking to the rear.

Directions

From our office in Idle village take the right onto New Street, continue onto Apperley Road, turn right onto Leeds Rd/A657, left onto Hemingway Rd, continue onto Apperley Rd, left onto Apperley Ln, left onto Apperley Ln/A658, at Yeadon roundabout take the 1st exit onto New Rd/A65, turn right onto Henshaw Ln, turn right onto Harper Ln, at the roundabout take the 3rd exit onto High St, left onto Cemetery Rd, left onto Carlton Grange and the property will be found displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
[G2 plus] A		[G2 plus] A	
[B1-B3] B		[B1-B3] B	
[C1-C3] C		[C1-C3] C	
[D1-D3] D		[D1-D3] D	
[E1-E3] E		[E1-E3] E	
[F1-F3] F		[F1-F3] F	
[G1-G3] G		[G1-G3] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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