



Bolton Hall Cottage, Cheltenham Road

Wrose, Bradford, BD2 1QQ

Offers In Excess Of £275,000 Freehold





This Grade: II* listed cottage is offered to the market with the benefit of no upper chain and boasts many characterful features, including mullioned windows and exposed beams. Featuring two reception rooms, three bedrooms and an office/dressing room, as well as gardens, a driveway, and a detached garage.

Location

Wrose is a popular residential village in Bradford with excellent local amenities, highly regarded local schools, and good commuter links with both Frizinghall and Shipley Railway Stations being nearby and easily accessible. As you turn left from Livingstone Drive onto Cheltenham Road, the driveway entrance can be found on the right hand side. Follow the drive to the right to get to Bolton Hall Cottage.

Accommodation

Access is gained via a spacious entrance hallway with a small arched window and an open staircase leading up to the first floor. Set off the hallway is the downstairs WC featuring a tiled floor, part tiled walls, and a white suite comprising: low flush WC and a corner wash hand basin with mixer tap. The spacious kitchen enjoys dual aspect windows to the side and rear, tiled splashbacks and tiled flooring. There is an excellent range of base, wall and drawer units with contrasting laminate worktops which incorporate a four ring gas hob with extractor hood above, and a 1 and 1/2 bowl sink with drainer and mixer tap over. There is an integrated electric oven, space for a fridge freezer, plumbing for a washing machine, a useful under stairs cupboard, and the boiler is located to the cupboard on the external wall. An open doorway leads through to the dining room which enjoys exposed beams to the ceiling, window with a stone surround, and French doors leading out to the rear garden. A door leads through to the lounge which is a good size with a small stone recessed shelf, and exposed beam to the alcove, and a stone fireplace with a coal effect gas fire.

Continuing up to the first floor which has a split level landing. From the top of the stairs, on the right is a double bedroom with fitted wardrobe/cupboard louvre style doors and a window to the front elevation. Adjoining this is a spacious family bathroom with fully tiled walls, dual aspect windows, an extractor fan, and a white three piece suite comprising: low flush WC, wash hand basin with mixer tap, and a bath with shower and glass shower screen. Left of the stairs, to the rear is a double bedroom with exposed beams, a sloping ceiling incorporating a skylight window with reduced head height into the eaves, and a window to the side elevation. The principal bedroom is set to the front of the property with exposed beam work to the ceiling and a feature cast-iron fireplace with stone lintel/surround, and a timber mantle above. The adjoining room would make an ideal office or dressing area, or occasional fourth bedroom. It enjoys a small window to the front elevation, exposed beam framework and a skylight window with reduced head height into the eaves.

Externally, a tarmacadam driveway leads to the detached, stone built garage with up and over door and window to the side elevation. At the front, there is a large paved patio, a pebbled area, and a good sized area of lawn with fenced boundary and fenced bin store. From the driveway access can begin to the low maintenance, fully decked rear garden with a paved pathway and fenced boundary.

Tenure

The property is Freehold, with a small section of the property extending over the neighbouring property (part flying freehold).



Council tax band: E
 EPC rating: D
 Ground rent: N/A
 Service charge: N/A

ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.