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DAVID HILL



Hannah Croft Cottage Royds Hall Lane Bradford BD12 0EJ

SUBJECT TO AGRICULTURAL OCCUPANCY CONDITION

A detached stone built three bedroom bungalow with walled garden enjoying an elevated rural position with open aspect and views.

Semi-rural position on the southern edge of Bradford.

Guide Price £180,000

Hannah Croft Cottage Royds Hall Lane Bradford BD12 0EJ

• Wyke 2.5 miles • Queensbury 4 miles • Bradford 4 miles • Halifax 5 miles

Location

The property is situated on south edge of Bradford in a semi-rural position. Bradford city centre is a 4 mile drive to the north providing a full range of services. Similar large centres can be found in the neighbouring large town of Halifax a 5 mile drive to the south west of Hannah Croft Cottage.

Description

This detached bungalow is part of the adjacent holding Royds Hall Farm and occupies a north plot alongside the farmhouse.

As the bungalow was originally constructed to provide accommodation to support the farm, on granting planning permission for its construction the local authority restricted the occupancy of the property by way of condition on the original planning permission. The condition limits the property to be occupied by someone who works within agriculture.

Now requiring modernisation throughout, the bungalow provides accommodation on one level as follows.

Entered into a spacious central hallway with a useful cloakroom storage space and providing access to the whole property. The generous living room benefits from an electric fireplace and glazed sliding doors providing external access. The kitchen has a range of wall and base units, laminate worktops, gas oven, 4 ring gas hob, extractor fan, stainless steel sink with drain away. Within the kitchen is also the electrical consumer unit and boiler as well as an external door.

The bathroom houses an electric shower, bath, w.c., hand wash basin with base unit storage below. The two double bedrooms both benefit from fitted wardrobe spaces, the single bedroom still being large enough for wardrobe units.

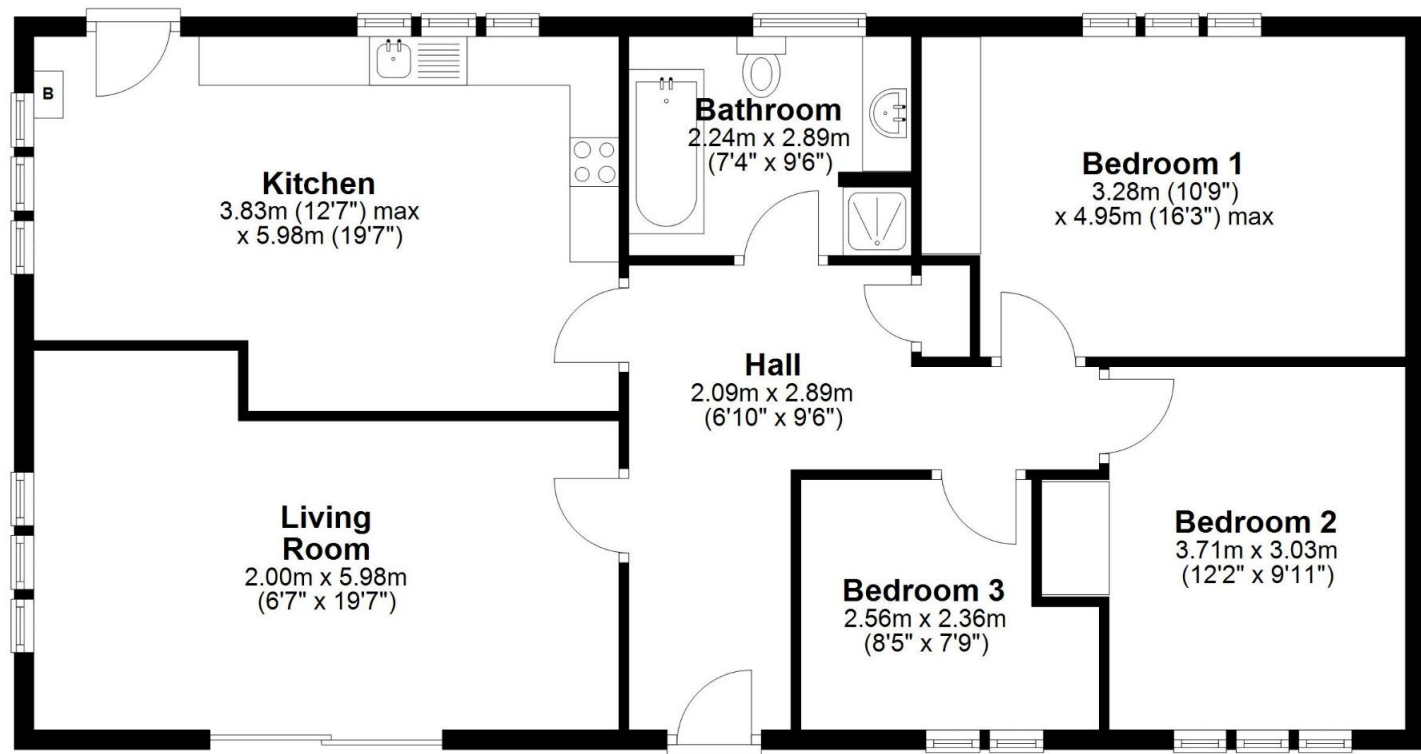
Outside

The property is accessed via a flagged path through the neighbouring property to the front door. To the west of the property is a flagged patio seating area and to the east a large open garden. No private access or parking area currently for Hannah Croft Cottage, the right of way is shown on the sale plan with a brown path.



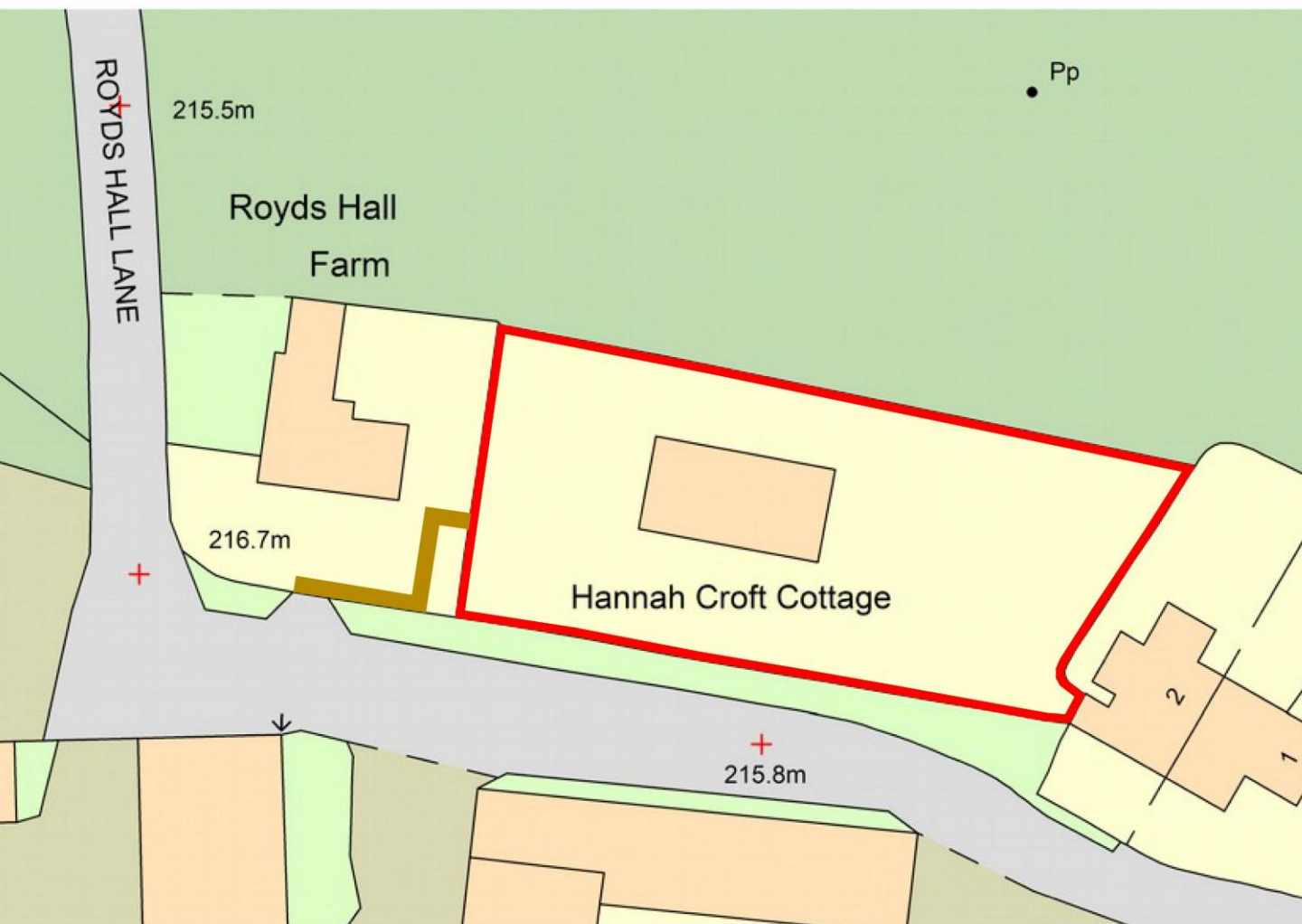
Ground Floor

Approx. 99.4 sq. metres (1069.9 sq. feet)



Total area: approx. 99.4 sq. metres (1069.9 sq. feet)





Services

Main gas, electricity and water. UPVC double glazing.
Shared septic tank drainage.

Tenure

Freehold

Council Tax

Band D (Bradford Metropolitan Council)

Directions

Leaving Bradford on Manchester Road (A641) head south continuing onto Huddersfield Road for 0.7 miles. Take the right hand turn onto Common Road to the mini roundabout using the second exit onto Abb Scott Lane. After 400m turn left onto Fenwick Drive and a further 400m before turning left onto Royds Hall Lane with Hannah Croft Cottage central in the small holding on the lane.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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