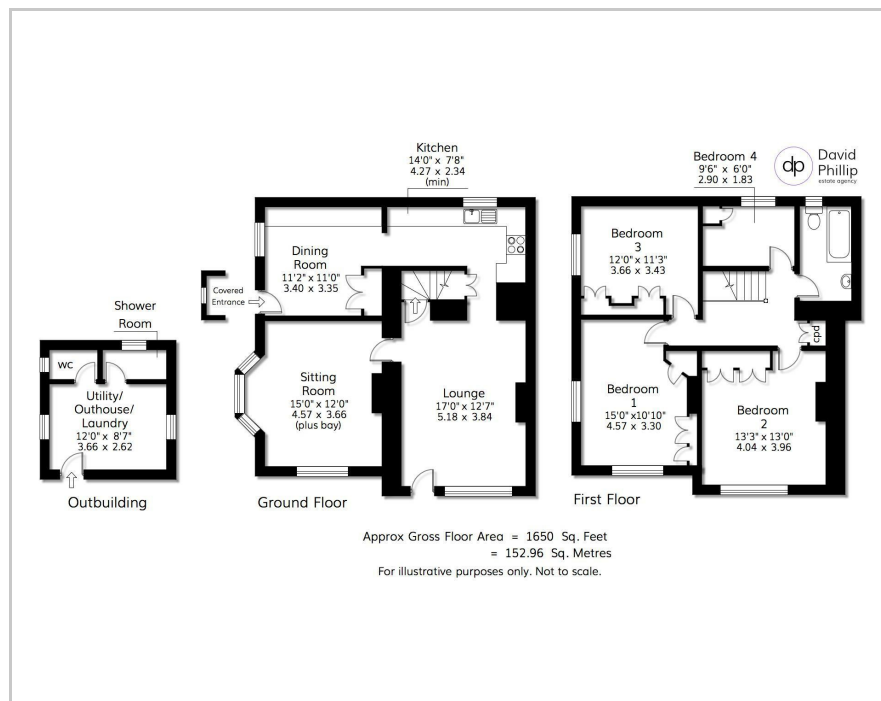




2 Crowther Fold, Harden, BD16 1JY  
£485,000



## Floor Plan



## Area Map



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.

86 Leeds Road, Bramhope, Leeds, West Yorkshire, LS16 9AN  
Tel: 01134 676 400 Email: [info@davidphillip.co.uk](mailto:info@davidphillip.co.uk) <https://www.davidphillip.co.uk>

## Accommodation

- A Fine Stone Built Grade II Listed Semi-Detached Cottage
- Offering Four Bedrooms and Flexible Ground Floor Space
- Characterful Features Include Beamed Ceilings and Stone Mullioned Windows
- Delightful Private Setting with a Sizeable Rear Lawned Garden
- Superb Elevated Southerly Facing Panoramic Views
- Detached Outbuilding with Utility, Shower Room and WC
- Substantial Detached Double Garage Available By Separate Negotiation
- Exempt From an Energy Performance Certificate owing to being Grade II Listed / Freehold, Bradford City Council Tax Band D

## Viewing

Please contact our David Phillip Estate Agents Office on 01134 676 400 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

