



**4 Saxon Court, Wyke, Bradford, BD12 8EW**  
**Asking Price £275,000**

A fabulous TWO BEDROOM COTTAGE bursting with character features which blend seamlessly with modern home comforts to create a wonderful home in this most scenic of settings. Offered with NO ONWARD CHAIN, the property benefits from a peaceful rural setting yet is within close proximity to the well connected road links and local amenities.

## **EPC RATING - C**

## **COUNCIL TAX BAND - B**

Dating back to the 17th century, the cottage would suit a variety of potential purchasers looking for a residence set within a rural setting close to countryside walks and open space yet having good access to the surrounding towns and cities. The property itself is well presented with generously sized rooms and a wealth of character features. There is space to sit and enjoy the view from a patio area to the side of the dwelling. Internal viewing is essential to appreciate the location, space and historical interest of this rare to the market offering.

## **GROUND FLOOR**

### **DINING KITCHEN**

A splendid kitchen area with a range of fitted wall and base units with an oak work surface over which incorporates a 'Belfast style' sink and mixer tap. Integrated appliances include a fridge, freezer, washing machine and dishwasher. There is a feature Range Cooker a must for a cottage kitchen. The room is finished with stone mullion double glazed windows, oak flooring and a stable door to the front.

### **LOUNGE**

Splendid living area with an abundance of natural light, coming from the stone mullion double glazed windows, fabulous stained glass window and modern bi-fold doors which open to the patio area. A feature multi fuel stove sits in front of an exposed stone wall which completes a room full of charm and character.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM**

Double bedroom with stone mullion double glazed windows to the front and double glazed window to the side elevation. Storage cupboard, oak flooring, exposed beams and an electric radiator.

### **BEDROOM**

Good size second bedroom with stone mullion double glazed windows to the front and a double glazed window to the side elevation. Oak flooring, exposed beams, built in storage cupboard, loft access and an electric radiator.

### **BATHROOM**

Fitted three piece bathroom suite in white comprising of a low flush wc, a hand wash basin and a bath with shower and screen over. Tiled flooring, a heated towel rail and a skylight window.

## **EXTERNAL**

The property sits in a lovely courtyard with parking to the front and a patio area to the side which offers a pleasant spot to sit and enjoy the far reaching views.

