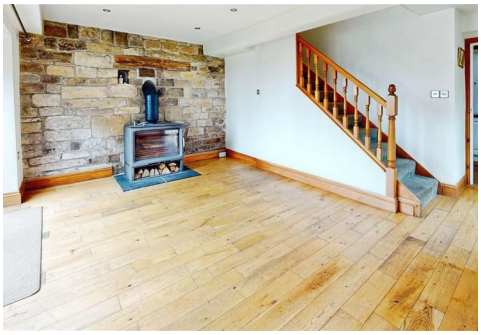
Hamilton Bower
ESTATE AGENT









4 Saxon Court, Wyke, Bradford, BD12 8EW
Asking Price £249,950

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

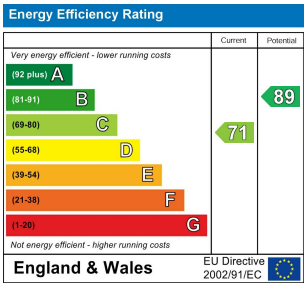
LANDING

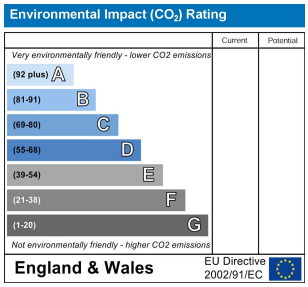
BEDROOM
Double bedroom with stone mullion double glazed windows to the front and double glazed window to the side elevation. Storage cupboard, oak flooring, exposed beams and an electric radiator.

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.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
89
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC