bronte estates









55 Highgate Road, Bradford, BD13 1ED

Offers In The Region Of £145,000

- STUNNING CHARACTER COTTAGE
- IMMACULATELY PRESENTED THROUGHOUT
- QUALITY FIXTURES & FITTINGS
- CLOSE TO LOCAL AMENITIES
- RECENT DAMP PROOF COURSE
- ONE SPACIOUS DOUBLE BEDROOM
- LARGE GARDEN TO THE FRONT
- WELL MAINTAINED THROUGHOUT
- DECEPTIVELY SPACIOUS
- EARLY VIEWING IS ADVISED

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** SUBSTANTIAL ONE BEDROOM CHARACTER COTTAGE ** LARGE GARDEN ** WELL MAINTAINED & PRESENTED ** ONE LARGE DOUBLE BEDROOM ** Bronte Estates are delighted to list for sale this exceptional, deceptively spacious cottage that is presented to a high standard throughout with quality fixtures & fittings, including oak floors, quality fitted kitchen with integrated appliances, modern shower room, fitted wardrobes, stained glass windows, alarm system, log burner stove and a large garden! Set well back from the main road, this impressive property must be viewed internally to be fully appreciated and will be ideal for those down-sizing, single person or couple. Early viewing is advised. A real gem!

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Council Tax Band: B







Entrance Hall
The front door leads into a hallway with a quarry tiled floor and an archway with stairs to the first floor. Central heating radiator and a glazed door leading to the lounge.

Lounge
16'4 x 13'1
A spacious reception room with a window to the front elevation, solid oak floor and a feature stained glass window. The focal point of the room is a log burner stove, with a pine surround and a decorative tiled back and hearth. Central heating radiator, door to the cellar and a door through to a well proportioned dining kitchen.

Dining-Kitchen
15'9 x 8'6
An impressive, fully fitted kitchen with separate space for a dining table & chairs. The kitchen area comprises of a range of fitted wall and base units with solid butchers block work surfaces, matching up-stands and concealed down lights. Integrated appliances include a slimline dishwasher, fridge and separate freezer. There is a Rangemaster double oven with five gas rings and three ovens, plus a matching Rangemaster chimney style extractor above. Plumbing for a washing machine and a one and a half bowl composite sink and drainer with mixer tap. Tile effect laminate flooring and a window to the rear elevation.

Cellar
A clean and tidy, white-washed cellar space, providing additional storage.

First Floor Landing
Open spindle balustrade, access to the loft space, oak flooring and doors off to the bedroom and bathroom.

Bedroom
16'4 x 10'8
A large master bedroom with fitted wardrobes to both alcoves with mirror sliding doors. Window to the front elevation, central heating radiator and oak flooring.

Shower Room
A modern, fully tiled shower room consisting of a large walk-in shower with a mains powered shower and glass screen, push-button WC and a floating washbasin with storage below. LED wall mirror, window to the front elevation, chrome heated towel rail and an airing cupboard housing the central heating boiler.

External
To the front of the property is a long garden that comprises of several seating areas, lawns, flower beds and a range of mature shrubs and trees. A gate from Highgate Road leads to the property but the main access is from Chapel Lane with a footpath in front of neighbouring properties.















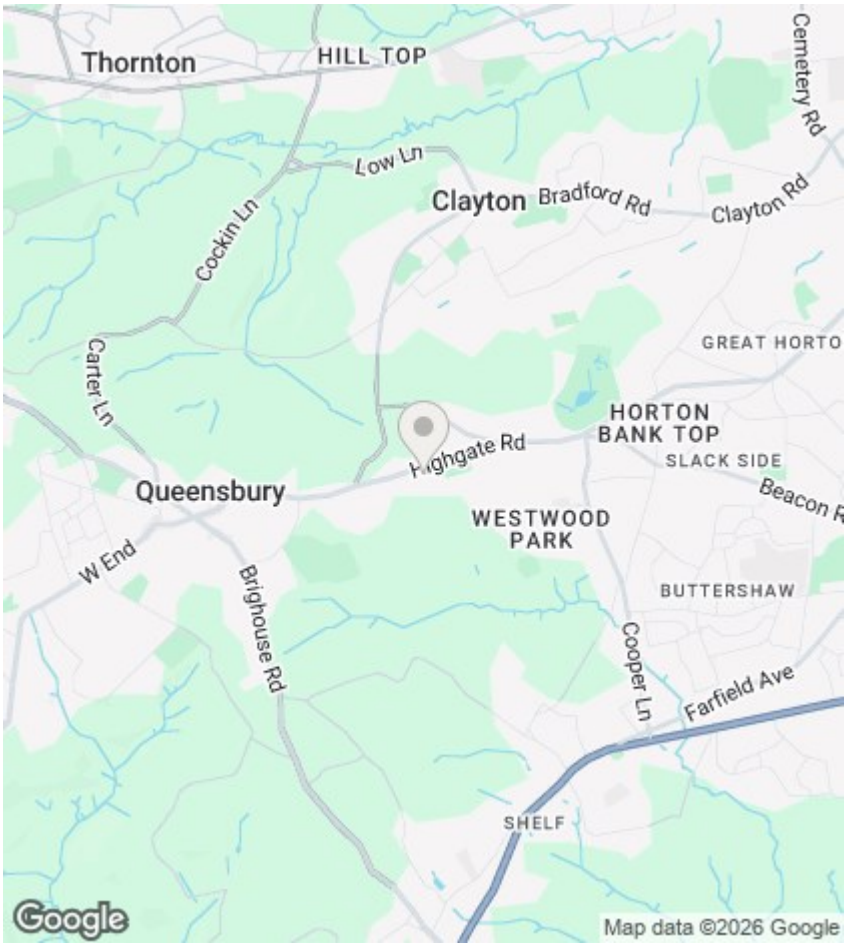












Directions

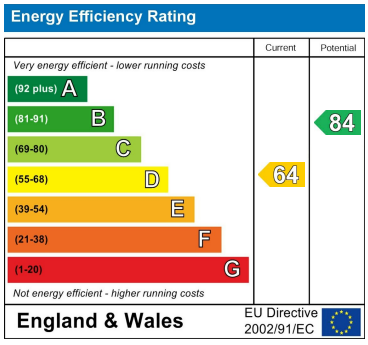
From our office in Queensbury head down to the traffic lights towards Bradford. Go straight forward at the lights and after one mile look out for a speed camera on your right hand side. The property is located just after, identifiable by our for sale board.

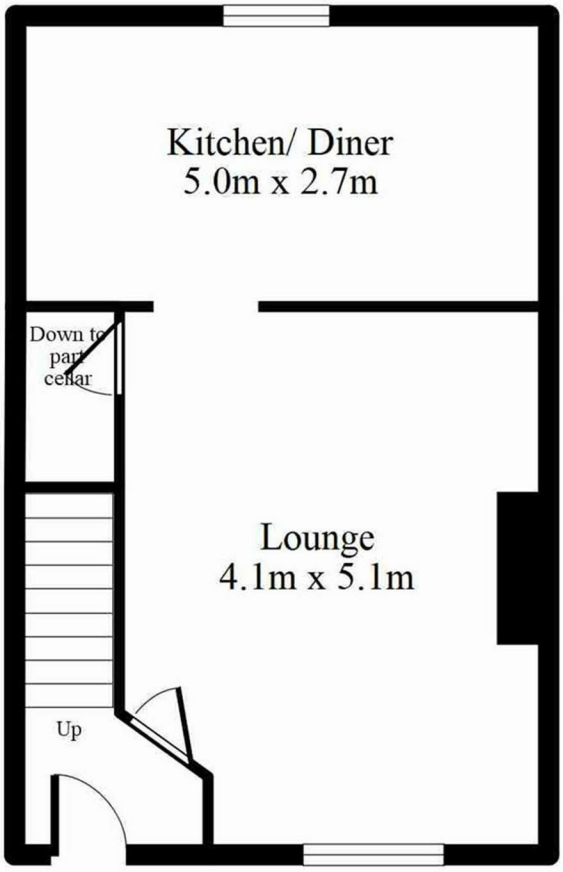
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

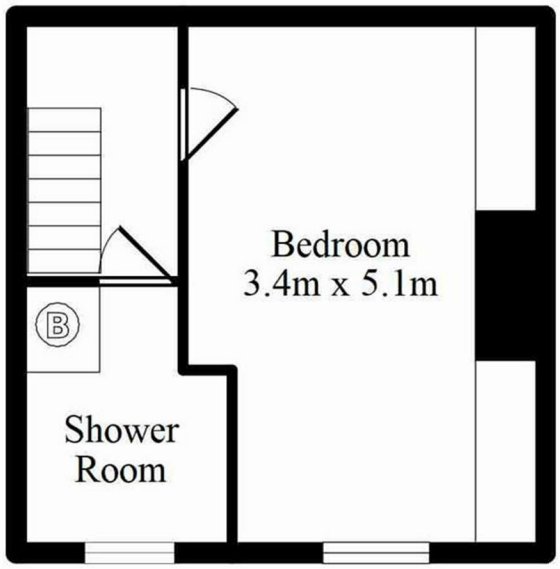
EPC Rating:

D





Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024



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