



Toller Lane, BRADFORD BD9 5NX

welcome to

Toller Lane, BRADFORD

Tucked away to the rear in a peaceful position, this well-presented mid cottage offers charming accommodation throughout. The property features a spacious open-plan kitchen and living area, a generous bedroom with the added benefit of an occasional room and modern three piece bathroom.



Tucked away to the rear in a peaceful position, this well-presented mid cottage offers charming accommodation throughout. The property features a spacious open-plan kitchen and living area, ideal for modern living and entertaining, alongside a generous bedroom with the added benefit of an occasional room, perfect for use as a dressing room, home office or guest space. Completing the accommodation is a stylish modern three-piece bathroom suite. Outside, there is a mature shrubbery garden providing a private and attractive outdoor space to enjoy.



Total floor area 70.0 m² (754 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Porch

Open Plan Living Kitchen

17' 4" x 14' 1" (5.28m x 4.29m)

Cellar

First Floor Landing

Bedroom One

14' 6" x 10' 8" (4.42m x 3.25m)

Occasional Room

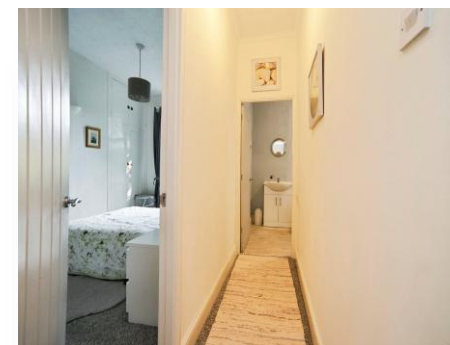
11' 7" x 7' 6" (3.53m x 2.29m)

Bathroom

Outside

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Toller Lane, BRADFORD

- Well-presented mid cottage throughout
- Tucked away to the rear, offering a private position
- Spacious open-plan kitchen and living area
- Generous double bedroom & occasional room
- Modern three-piece bathroom suite

Tenure: Freehold EPC Rating: F

Council Tax Band: A

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP111555 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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