



## 2 Black Edge Lane, Bradford, BD13 4ET Offers in excess of £160,000

\*\*\* No Onward Chain \*\*\*

Good Move are delighted to present this two-bedroom mid-terrace home to the market.

A charming two-bedroom stone-built mid-terrace cottage dating back to circa 1822, situated in a peaceful semi-rural location with attractive gardens, countryside views, a conservatory and off-road parking.

The property offers deceptively spacious accommodation throughout. The ground floor comprises a characterful lounge with exposed beams, wooden flooring and an open fireplace, providing ample space for both living and dining. To the rear is a modern fitted kitchen with integrated appliances, leading through to a bright conservatory overlooking the garden and surrounding countryside.

To the first floor are two double bedrooms, both benefiting from built-in storage, and a family bathroom fitted with a white suite and shower over the bath.

Externally, the property enjoys a patio garden to the front and an enclosed landscaped garden to the rear, with pleasant views across neighbouring fields and beyond. The location offers a peaceful setting whilst remaining conveniently placed for access to Halifax, Denholme and Queensbury.



**Disclaimer**

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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