





Carrbottom Road,Greengates Bradford BD10 0BB

william h brown

welcome to

Carrbottom Road, Greengates Bradford

Charming Grade II listed stone cottage offering two double bedrooms, a country-style kitchen/diner, characterful lounge with feature fireplace, stylish shower room, and private rear garden. Beautifully presented throughout and ideally located close to local amenities and train station.













Lounge
A bright and inviting lounge offering generous space for both relaxing and entertaining. Tastefully presented in neutral tones, the room benefits from a large rear-facing glazed door and window which allows plenty of natural light to flood the space. A charming feature fireplace with a wood-burning stove, stone hearth and timber mantel creates an attractive focal point, adding warmth and character.

Kitchen
A charming farmhouse-style kitchen fitted with a range of shaker-style wall and base units complemented by timber work surfaces and tiled splashbacks. The kitchen incorporates an integrated oven with electric hob above, integrated dishwasher and inset sink. Characterful exposed ceiling beams and attractive paneling add warmth and personality, while the generous floor space provides ample room for a dining table and chairs, creating an ideal space for everyday family living and entertaining. Finished in neutral tones and flooded with natural light, this welcoming kitchen successfully combines modern convenience with period charm.

Bedroom One
A well-proportioned double bedroom offering ample space for a range of freestanding furniture. The room benefits from fitted wardrobes providing excellent storage while maximising floor space, creating a practical and comfortable retreat.

Bedroom Two
A good size second double bedroom offering ample space for a double bed and a range of freestanding furniture. Neutrally decorated and filled with natural light, the room provides a comfortable and versatile space that could equally serve as a guest bedroom, children's room or home office if required.

Shower Room
A contemporary shower room fitted with a modern three-piece suite comprising a large walk-in shower with glazed screen and rainfall shower head, low flush WC and pedestal wash hand basin. Stylish white metro tiling enhances the shower area and splashback, while a frosted window provides natural light and ventilation. Well presented throughout, the room offers a clean and practical finish ideal for everyday use.

Externally
The rear garden has been thoughtfully designed for low maintenance and enjoys a good degree of privacy. Featuring a paved seating area and decorative slate chippings, it provides the perfect space for outdoor dining and entertaining. Raised flower beds stocked with a variety of mature plants add colour and interest throughout the year, while attractive stone walling and timber fencing create a charming enclosed setting. Accessed directly from the property, this delightful outdoor space offers an ideal spot to relax and enjoy the warmer months.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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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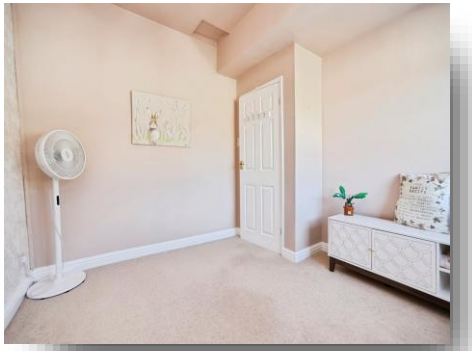
- GRADE II LISTED STONE COTTAGE
- TWO DOUBLE BEDROOMS
- COUNTRY COTTAGE STYLE KITCHEN/DINER
- BRIGHT LIVING ROOM WITH FABULOUS CHARACTERFUL FIREPLACE
- STYLISH SHOWER ROOM

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£200,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
YEA107653 - 0003

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0113 250 6996

Yeadon@williamhbrown.co.uk

27 High Street, Yeadon, LEEDS, West Yorkshire, LS19 7SP

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.