



## The Sisters House, 3 Chapel Fold, Lower Wyke, Bradford, BD12 9AE

Offers In The Region Of £360,000

A truly unique house set in the heart of Lower Wyke Lane. The Sisters House at 3 Chapel Fold is a Grade II listed cottage dating back to 1752. Currently arranged over three floors the property has great history for its renowned location near the Moravian Church. Viewings highly recommended.

#### ENTRANCE HALL

The property invites you in through a separate entrance porch, leading into the dining room. There is more access on the side of the property leading into the kitchen.

#### KITCHEN

A large contemporary open-plan kitchen with integrated appliances. The kitchen comprises of built-in double Neff ovens, AEG induction hob, and integrated Neff dishwasher and washing machine. With granite work tops and island. The kitchen also includes a large LG American style fridge freezer. The kitchen is surrounded by natural light from newly renovated sash windows and leads you through to the lounge.

#### LOUNGE

The lounge is situated next to the kitchen and consists of a log burning stove (8 kilowatts) surrounded by a 3 piece suite. The room still has the original Yorkshire stone flooring and is surrounded by newly installed sash windows.

#### HALLWAY

The ground floor hallway consists of great storage, a separate pantry, and a separate storeroom.

#### DINING HALL

A fabulous room, great for entertaining. Polished wooden floor and sashed windows to the rear. Room for an 8 piece dining table and sideboards.

#### BATHROOM

A large family bathroom consists of a free-standing bath, walk-in shower with a free-standing wash hand basin. Silver dale pull chain W.C. with frosted sash windows to the rear of the property. There is concealed storage and a towel rail.

#### BEDROOM ONE

A double room with exposed wooden beams and sash windows. The room also has plenty of built-in storage.

#### BEDROOM TWO

A double room with exposed wooden beams and sash windows. The room also consists of large built-in wardrobe space, en-suite shower room, single hand wash basin with concealed W.C.

#### BEDROOM THREE

A double room with free standing wardrobes and sideboard. Sash windows and exposed wooden beams.

#### FUNCTION ROOM

A top floor function room currently being used as a cinema room and lounge, surrounded by large windows with plenty of natural light leading through to the office.

#### OFFICE

Large office space for desk/office furniture. This room could also be used as a playroom or as a guest room. There is a combi boiler situated behind built in storage.

#### EXTERNAL

The property has an external patio garden, with established flower beds and seating area. Views overlooking the village green and church.

#### PARKING

Private double parking outside the property.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

D

## EPC Rating:

E

