

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



14 Hodgson Fold, Bradford, BD2 4EB

THIS PROPERTY WILL BE OFFERED FOR SALE BY AUCTION ON THE 27th of March at the Cedar Court Hotel in Bradford, BD5 8HW . REGISTRATION FROM 6.30PM, AUCTION STARTS AT 7PM

For sale by Modern Method of Auction Starting Bid Price £150,000, plus Reservation Fee.

TRULY DELIGHTFUL 17th CENTURY STONE BUILT GRADE II LISTED DETACHED PERIOD COTTAGE. This intriguing property POSITIVELY BRISTLES with INTERESTING FEATURES that will only be fully appreciated by a DETAILED INTERNAL INSPECTION. The DECEPTIVELY SPACIOUS property has been SYMPATHETICALLY IMPROVED over the years YET STILL HAS SCOPE FOR FURTHER IMPROVEMENTS which would only enhance further this home of INFINITE CHARM AND CHARACTER. The accommodation with the benefits of GAS CENTRAL HEATING (combi boiler), BURGLAR ALARM, STRIPPED PINE DOORS, BEAMED CEILINGS, MULLIONED WINDOWS and SEALED UNIT DOUBLE GLAZING.

4 BEDROOMED 17TH CENTURY GRADE II LISTED DETACHED COTTAGE WITH INTEGRAL BARN (CURRENTLY USED FOR GARAGING)

Starting Bid £150,000

Five Lane Ends Office: 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU

T: 01274 614 804 E: highfield@robertwatts.co.uk

robertwatts.co.uk | robertwatts.tv



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FOR SALE BY CONDITIONAL AUCTION - T & C's APPLY

Starting Bid Price plus Reservation Fee. This property is for sale by the modern method of sale also known as CONDITIONAL AUCTION. This process is similar to a normal property purchase but on acceptance of an offer the purchaser will pay a RESERVATION FEE to secure the property. The buyer then has 28 DAYS TO EXCHANGE CONTRACTS and a further 28 days to complete the purchase. Terms and conditions apply to the modern auction method of sale which is operated by Robert Watts Auction Department in partnership with the West Yorkshire Property Auction. This property is for sale by The Great North Property Auction powered by iam-sold.

Hall:

Cloaks cupboard.

Sitting Room: 15'8" x 12'0" (4.78m x 3.66m)

Attractive period style fireplace.

Lounge: 16'4" x 11'2" (4.98m x 3.40m)

Splendid Inglenook style fireplace with stone chimney piece and Rayburn open fire.

Farmhouse Style Dining Kitchen: 20'9" x 13'6" narrowing to 11'0" (6.32m x 4.11m narrowing to 3.35m)

Attractive range of medium oak style fronted base and wall units, plumbed for washer, stone surround fireplace with tile inset and stone hearth. Splendid stone mullioned window to the dining area.

Games Room: 23'0" x 15'0" (7.01m x 4.57m)

Glazed door to garden.

Ground floor rear Hallway:

Ground Floor Shower Room:

Shower, W.C. Combi boiler, tiled floor with under-floor electric heating.

Ground Floor 4th Bedroom: 13'8" x 11'9" (4.17m x 3.58m)

with Vanity unit.

Landing:

Stained glass window.

First Floor Bedroom 1: 16'4" x 11'0" (4.98m x 3.35m)

First Floor Bedroom 2: 11'3" x 8'3" (3.43m x 2.51m)

First Floor Bedroom 3: 8'4" x 8'3" (2.54m x 2.51m)

Bathroom/W.C.:

White suite, with shower and full tiling to side, airing cupboard.

Outside:

Splendid cottage style garden to rear and side, including secluded patio area.

Integral Barn: approx 25'0" x 25'0" (approx 7.62m x 7.62m)

with loft area. Currently used for garaging. Imagination and planning requirements only limit its possibilities.

Benefits:

GAS CENTRAL HEATING (combi boiler). BURGLAR ALARM. STRIPPED PINE DOORS. STONE MULLIONED WINDOWS. BEAMED CEILINGS. SEALED UNIT DOUBLE GLAZING.

N.B. Many rooms of irregular shape. Approximate measurements taken where appropriate.

ENERGY PERFORMANCE RATING:

43 - 48 Grade E. A copy of the Energy Performance Certificate can be obtained on request or from our web-site.

DIRECTIONS:

From our Highfield Road office to the roundabout and take the third exit off onto Idle Road, travel to Bolton Junction and turn right at the traffic lights onto Bolton Road, turn right onto Grove House Road, at the end turn left onto Myers Lane and continue into Hodgson Fold.

OPENING HOURS:

Monday to Friday - 9 am until 5.30 pm - Saturday - 9 am until 1pm

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute a contract or part of a contract.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	43	48

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>	38	42

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