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**63 Bartle Lane**

- TWO BEDROOM SEMI DETACHED
- GRADE II LISTED
- CHARACTER FEATURES
- GAS CENTRAL HEATING

**£120,000**

EPC Rating '50'







## Property Description

**CHARACTER TWO BEDROOM SEMI DETACHED** property in the popular area of BD7 with the option to create a **THIRD BEDROOM**, subject to planning consents. Conveniently located close to bus routes to Bradford & Halifax and local amenities. Benefitting from double glazing, gas central heating, cellar, loft space and some lovely character features such as ornate plaster-work, high ceilings and stripped floors. An ideal investment for a landlord or first time buyer property. Briefly comprising of: Lounge, Dining Kitchen, Cellar, Two Bedrooms, Bathroom, loft space and gardens. Sold with vacant possession. Early viewing is advised.

### LOUNGE

18' 1" x 13' 10" (5.51m x 4.22m) A generous sized reception rooms with arched window and external door to the front elevation. Open staircase to the first floor and a period style fire place with marble back & hearth and an inset living flame gas fire. Double doors to the dining kitchen, original ceiling coving and an ornate ceiling rose. Two wall light points and two central heating radiators.



#### DINING KITCHEN

18' 2" x 9' 2" (5.54m x 2.79m) Designated kitchen and dining space with two windows and an exterior door to the rear garden. The kitchen area has a range of fitted base and wall units, sink and drainer, tiled work-surfaces and tiled splash-backs. Fitted electric oven, four ring gas hob and a door to the cellar. Central heating radiator.

#### CELLAR

18' 2" x 6' 10" (5.54m x 2.08m) A useful storage space with original stone shelving.

#### FIRST FLOOR

An 'L' shaped landing giving access to both bedrooms & the bathroom.

#### BEDROOM ONE

15' 0" x 14' 5" (4.57m x 4.39m) Two windows to the front elevation and a useful walk-in storage cupboard that was once an en-suite shower. Central heating radiator and two wall lights. This bedroom could be split to create a small double bedroom and a single bedroom, subject to the required planning consents.

#### BEDROOM TWO

11' 7" x 9' 5" (3.53m x 2.87m) Hatch to the loft space with drop down ladder, central heating radiator and a window to the rear elevation.

#### BATHROOM

A three piece bathroom suite comprising of a panelled bath, wash basin and low flush WC. Window to the rear elevation.

#### LOFT SPACE

Useful storage space with boarded floor and drop down ladder.

#### EXTERIOR

Low maintenance gravelled garden to the front with stone wall boundary with wrought iron fence and gate. To the rear is an enclosed garden with flagged patio, lawn and stone wall & fence boundary. Gate to the side elevation.



#### DIRECTIONS:

Leave the Clayton office and turn right, take your fourth exit at the roundabout into Bradford Road, continue along this road into Clayton road. Take your first turning on your right after the shopping precinct into Hollingwood Lane, continue along this road and take your first left into Hollybank Road and Bartle





Lane is second on your left.

### **PURCHASE DETAILS:**

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

**RENT-A-HOUSE:** Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements