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## 1 Egypt Road

- THREE BEDROOM END TERRACE
- CHARACTER PROPERTY
- GARDEN TO THE REAR
- GAS CENTRAL HEATING

**£195,950**

EPC Rating '57'







## Property Description

**\*\* THREE BEDROOM COTTAGE \*\* GARDEN, LAND & DOUBLE GARAGE \*\* SEMI-RURAL LOCATION \*\* HUGE POTENTIAL \*\*** Whitney's are delighted to offer for sale this interesting proposition that includes a characterful three bedroom cottage with a rear garden, and a separate plot of land close by with off-road parking and a stone-built double garage, offering further potential. Benefitting from a spacious lounge with an opening to a dining area or office, solid fuel stove, gas central heating, character features and rural views. Briefly comprising of: Entrance Hall, Lounge, separate Dining Area, Kitchen, Three Bedrooms & Bathroom. Rear garden, plus a double garage and off-road parking close by. This is a quirky and surprisingly spacious property, set in a good location and with the addition of the small plot of land and the garage, we are expecting a high demand. Register your interest with us ASAP.

### ENTRANCE HALL

7' 8" x 4' 9" (2.34m x 1.45m) The front door leads into a hallway with coat hooks, the central heating boiler and a useful storage area. Door to the lounge.





#### LOUNGE

17' 4" x 14' 5" (5.28m x 4.39m) A spacious reception room with character features such as exposed beams, exposed stone wall and a solid fuel stove. Bay window to the front elevation, opens staircase to the first floor and a central heating radiator.

#### DINING AREA / OFFICE

A versatile space, just off the lounge. Suitable for dining or a home office. Laminate flooring and a window to the side elevation.

#### KITCHEN

11' 4" x 10' 4" (3.45m x 3.15m) Fitted with a range of base and wall units, laminated work surfaces and splashback wall tiling. Plumbing for a washing machine, integrated electric hob, electric oven and a stainless steel sink and drainer. There are windows to the side and rear elevations, a barn door to the rear garden and a tiled floor.



#### FIRST FLOOR

To the first floor is a spacious landing area with a fitted storage cupboard and access to all three bedrooms and the bathroom.

#### BEDROOM ONE

11' 2" x 9' 8" (3.4m x 2.95m) A characterful room with a full height ceiling and exposed beams & roof trusses. Fitted wardrobes, cupboards, a central heating radiator and a window to the front elevation with an open outlook.



#### BEDROOM TWO

10' 5" x 10' 2" (3.18m x 3.1m) A quirky room with exposed beams and a step down from the landing. Restricted head height to one side and a window to the rear elevation.

#### BEDROOM THREE

8' 4" x 7' 6" (2.54m x 2.29m) Exposed beams and framework, Window to the front elevation.

#### BATHROOM

A fully tiled four piece bathroom suite comprising of a shower cubicle with an electric shower, panelled bath with telephone style taps, pedestal washbasin and a WC. Window to the side elevation.



#### EXTERNAL

To the rear is an enclosed, lawned garden with shrubs, patio area, garden gate and a pathway leading to Black Dyke Lane. The front of the property is pavement lined.



Approx. 100ft along Egypt Road is a small plot of land belonging to the property, with a detached stone-built double garage. The garage has a stone roof, double 'up and over' door, windows to both sides, power and light. There is one parking space in front of the garage and parking for a further two cars to the side.

#### **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.



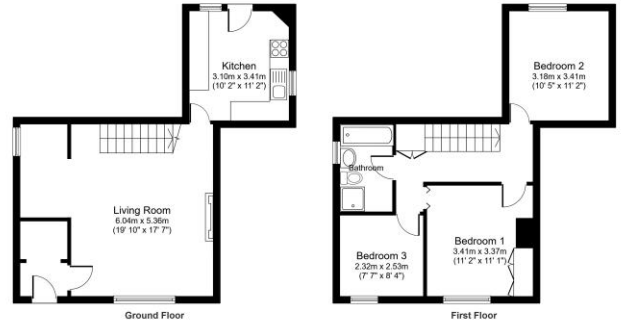
**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

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



**FOR ILLUSTRATION PURPOSES ONLY**





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
57	85

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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