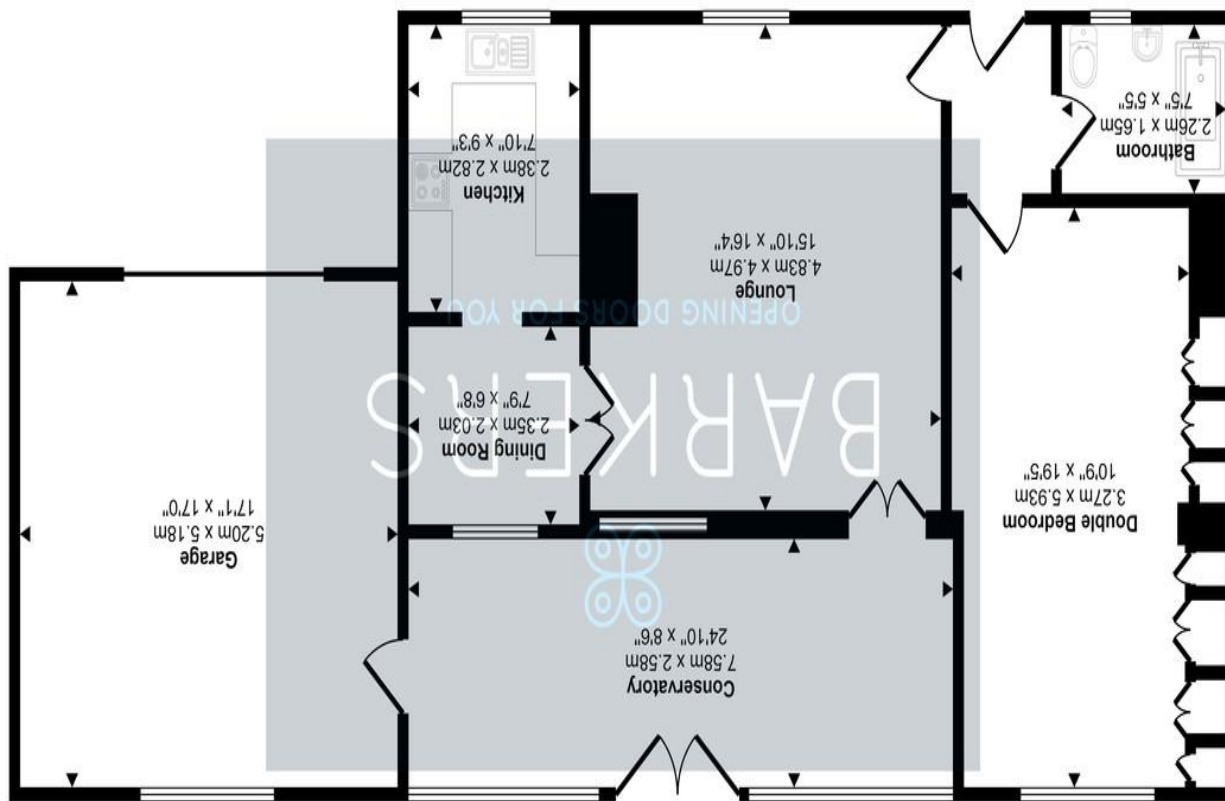


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Floorplan



Approx Gross Internal Area  
115 sq m / 1238 sq ft



## 24 Coll Place

Bradford, BD6 1AU

Asking Price Of £175,000

- DETACHED PROPERTY
- GRADE II LISTED
- KITCHEN
- LOUNGE
- DINING ROOM
- CONSERVATORY
- HOUSE BATHROOM
- DOUBLE BEDROOM
- LARGE DOUBLE GARAGE
- LARGE GARDENS TO REAR



# Full Description

## DESCRIPTION

We are pleased to offer to the market this spacious Grade II listed detached cottage/bungalow with no ONWARD CHAIN. The property is in need of modernisation with gas fired central heating and uPVC double glazing. The accommodation comprises: entrance hall, lounge, dining room, conservatory, house bathroom, double bedroom, gardens to the front of the property with borders and shrubs a large gated driveway leading to an integral double garage, to the rear of the property is a large lawned garden with feature rockery, borders and shrubs.

## ENTRANCE HALL

Part glazed external front door leading into the entrance hall with doors leading off into the lounge, bathroom, double bedroom.

## LOUNGE

16' 4" x 15' 10" (4.98m x 4.83m)

Spacious room featuring an inglenook fireplace, ceiling beams, French doors leading into the conservatory and dining room.

## CONSERVATORY

24' 10" x 8' 6" (7.57m x 2.59m)

With door leading into the integral garage, French doors leading out into the large rear garden, wall lights.

## DINING ROOM

7' 9" x 6' 8" (2.36m x 2.03m)

Featuring ceiling beams, arch into the kitchen.

## KITCHEN

9' 3" x 7' 10" (2.82m x 2.39m)

Fitted with wall and base units, complementary work surfaces, splashback tiling, inset one and half bowl sink, space for gas cooker, plumbing for automatic washing machine, space for fridge freezer, tiled flooring.

## DOUBLE BEDROOM

19' 5" x 10' 9" (5.92m x 3.28m)

Spacious double room with fitted wardrobes to one wall offering plentiful storage.

## HOUSE BATHROOM

7' 5" x 5' 5" (2.26m x 1.65m)

Fitted with white suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, fully tiled walls, lino flooring.

## EXTERIOR

Gated driveway to the front of the property leading to a double garage, lawned gardens with borders and shrubs, to the rear of the property is large lawned garden with feature rockery, borders and shrubs.



## DIRECTIONS

From our Birkenshaw office head south east on Old Lane towards Royd Walk turn right onto Whitehall Road (A58) at Chain Bar roundabout take the 5th exit onto the M606 slip road to Leeds./Bradford, merge onto M606, at the 3rd junction take the A6177 exit to ring road at Staithegate roundabout take the 2nd exit onto Rooley Avenue/A6036, at Odsal top take the 3rd exit onto Halifax Road, turn left onto Hatton Close, stay on Hatton Close and the property can be found on the right.

