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Ferrand Lane, Bingley£140,000FreeholdOne Bed CottageEPC Rating: E

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# Ferrand Lane **Bradford BD16**

### Key features:

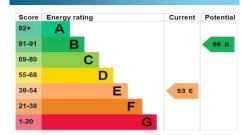
One Bedroom

## Cottage

- NO CHAIN
- Gas Central Heating
- Modern Finish
- Garden To The Side
- Occasional Room
- Close To Local

### Amenities

Character Property





## Why you'll like it

Charming One Bedroom Cottage with appeal to those seeking a unique property. The property benefits from; Occasional room, garden to the side and character features throughout. Viewing is essential!

The property is situated off Bingley Main Street enjoying an attractive aspect over a scenic stretch of the River Aire. Bingley town centre boasts a range of local shops, amenities and excellent road and rail links to other West Yorkshire business centres.

HALL

LOUNGE 14' 1" x 13' 5" (4.3m x 4.1m) Large lounge with feature stone flooring, with wood burning stove and window to the side elevation

UTILITY/STORE ROOM 8' 2" x 8' 6" (2.5m x 2.6m) Located off the lounge is a further store room with window to the side

#### LOWER GROUND FLOOR

KITCHEN/DINER 13' 5" x 12' 5" (4.1m x 3.8m) Large open plan kitchen/diner with made to measure kitchen in solid wood, ample wall and base units and oak wood tops, integrated range cooker and sink. Ample space for a dining table and side door access to the side garden

#### TO THE FIRST FLOOR

BEDROOM 11' 9" x 11' 5" (3.6m x 3.5m) Large double bedroom with oak flooring with window to the side elevation providing an attractive aspect over a scenic stretch of the River Aire

OCCASIONAL ROOM 8' 2" x 8' 6" (2.5m x 2.6m) Located off the bedroom is a further room which could be used as a home office or nursery. Has previously had a elevated bed with desk underneath

BATHROOM Bathroom comprising; WC, hand wash basin and electric shower over bath

TO THE OUTSIDE Enclosed garden to the side of the home with access from the kitchen



















