

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



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

Martin & Co Keighley 4 North Street • • Keighley • BD21 3SE T: 01535 669588 • E: keighley@martinco.com







Ferrand Lane **Bradford BD16**

Key features:

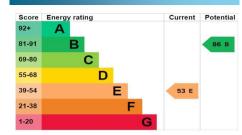
One Bedroom

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



















