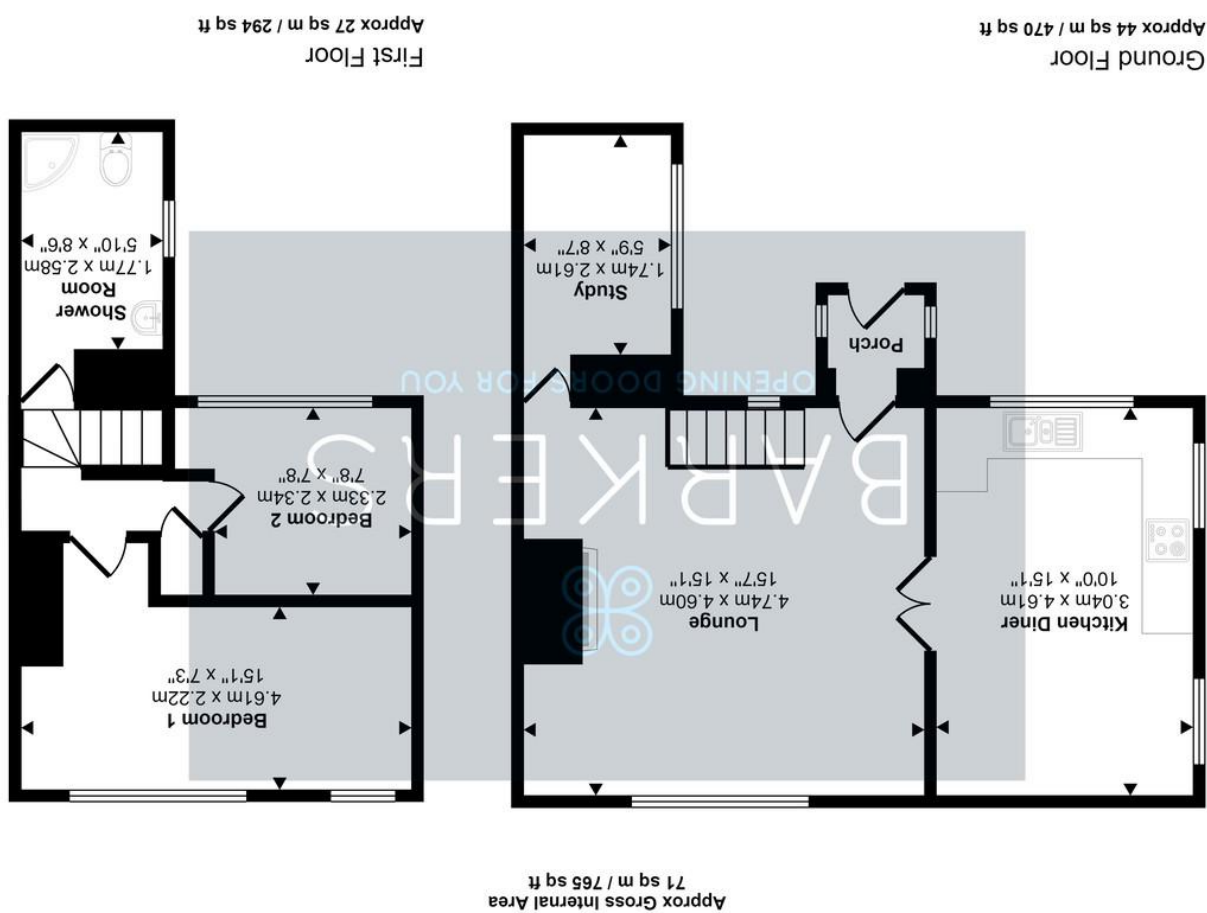


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

54 E

84 B

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.



**BARKERS**  
OPENING DOORS FOR YOU

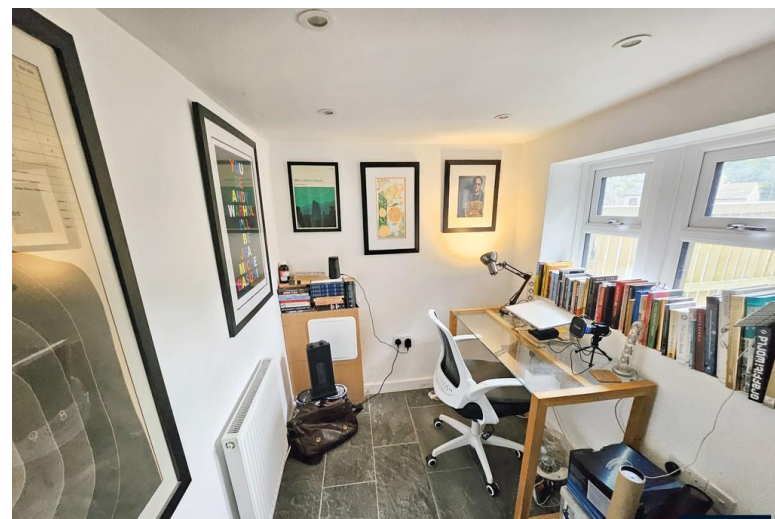


**'The Copy Cottage' 3 Pickles Lane**

Bradford, BD7 4DW

**£137,000**

- CHARMING CHARACTER COTTAGE
- ENTRANCE PORCH
- LOUNGE
- DINING KITCHEN
- STUDY/UTILITY ROOM
- TWO BEDROOMS
- SHOWER ROOM
- GARDEN





## Full Description

Offered for sale is this well presented character cottage which can be occupied with the minimum of expense and must be viewed to be appreciated. Ideally situated within easy reach of local amenities, shops and bus routes. The property benefits from recently installed uPVC triple glazing, gas central heating and charming character features. The accommodation briefly comprises: Entrance porch, lounge dining kitchen, study/utility room, two bedrooms and shower room. Externally there is an enclosed low maintenance garden to the front elevation.

### ENTRANCE PORCH

An external composite door leads into the entrance porch which has a tiled floor and a door leading into the lounge.

### LOUNGE

15' 7" x 15' 1" (4.75m x 4.6m)

Featuring beams to the ceiling, an inglenook fireplace with a wood burning stove and a staircase leads to the first floor landing. A door leads into the study/utility room and double French doors lead into the dining kitchen.

### DINING KITCHEN

15' 1" x 10' 0" (4.6m x 3.05m)

Fitted with a range of wall and base units with complementary granite work surfaces and up-stands and an inset 1 1/2 bowl sink with a mixer tap. Electric oven and a ceramic hob with a chimney style extractor over and space for a fridge/freezer.

### STUDY/UTILITY ROOM

8' 7" x 5' 9" (2.62m x 1.75m)

Versatile room with plumbing for a washing machine, tiled flooring and inset spotlights to the ceiling.

### FIRST FLOOR LANDING

Doors lead to two bedrooms and the shower room. Loft access point and a useful built-in storage cupboard.

### BEDROOM ONE

15' 1" x 7' 3" (4.6m x 2.21m)

Double room.

### BEDROOM TWO

7' 8" x 7' 8" (2.34m x 2.34m)

Good sized second bedroom.

### SHOWER ROOM

8' 6" x 5' 10" (2.59m x 1.78m)

Fitted with a three piece white suite which comprises of a corner shower cubicle, wash basin and W.C. Laminate flooring and a heated towel radiator.

### EXTERIOR

Externally there is a low maintenance enclosed paved garden.

### ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - B

