



## 16 Cross Lane & 3 Kingswood Street, Bradford, BD7

**\*\*16 Cross Lane & 3 Kingswood Street \*\*\*\*7 bedrooms & 2 Bathrooms 2 WC's\*\***

Your Choice estate Agents are please to offer for sale End to mid-terraced house situated at the junction of Cross Lane and Kingswood Street, Beldon Hill, Bradford. This immense family home has been converted from two separate properties in to one 7 sizeable bedrooms and 2 modern bathrooms and 2 Wc's. With an asking price yet to be defined by the current owner, it calls prospective buyers and even investors who are ready to invest in this great opportunity. Ideal for Family home or Opportunity for investors

**Asking Price**  
**£249,995**

### Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: [info@ycea.co.uk](mailto:info@ycea.co.uk)  
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The seven bedrooms in this house are immensely spacious, offering plenty of room for both living and storage, perfect for a growing family or those seeking extra workspace. Each room is tastefully decorated with ample natural light and good ventilation, while the two bathrooms are of superior quality with modern fixtures and fittings.

Located in Beldon Hill, Bradford, this property offers peace from the hustle and bustle of the city without compromising on access to amenities. Its position at 16 Cross Lane & 3 Kingswood Street guarantees quick accessibility to shops, restaurants, leisure facilities, and schools in the area. It's a perfect blend of suburban solitude and urban advantages.

In conclusion, this End/mid-terraced house at Cross Lane and Kingswood Street, Beldon Hill, Bradford is a fantastic opportunity. This home embodies a classic charm with its spacious rooms, modern bathrooms and splendid reception rooms. It represents a perfect opportunity for those seeking a family home with lots of space or an investment opportunity with a promising return. The asking price is currently unspecified, highlighting an open invitation for directly negotiated offers.

### **The Property comprises of 16 Cross Lane Bradford BD7;**

#### **Ground Floor**

Entrance from cross lane - With radiator and Stairs leading to the first floor.

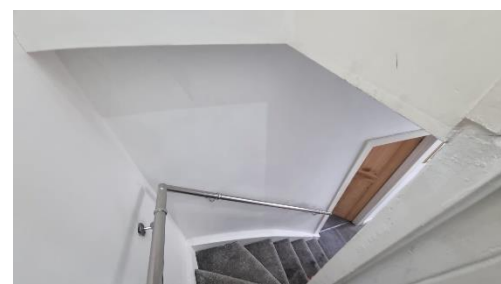
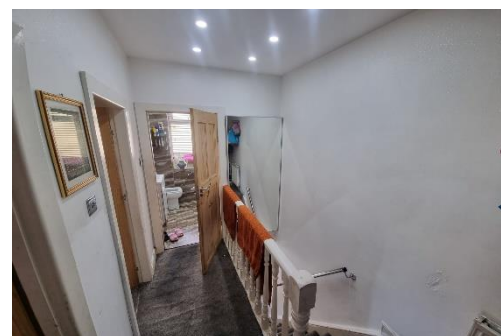
Lounge - With radiator and 2 x window's .

Second entrance from Kitchen With a range of wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer.

#### **First Floor -**

Bedroom With radiator.

Bedroom With radiator.



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Bathroom - 2 piece suite comprising, vanity sink unit, low suite wc, PVC cladded walls and floor, towel radiator.

Second Floor -Attic

Bedroom With radiator.

Bedroom With radiator.

Landing and stair case

Access leading to the first floor bedrooms area of No 3 Kingswood Street. [See floor plan for more](#)



### **The Property comprises of 3 Kingswood St Bradford BD7; Ground Floor**

Entrance in to ground floor Bedroom With radiator leading to the access in to bathroom.

Ground floor Bathroom - 4 piece suite comprising, P shape Bath vanity sink unit, low suite wc, tiles walls and floor, towel radiator. Washing machine and boiler is also fitted along with some units as utility usage.

Stairs leading to the first floor from and access to kitchen of No 16 Cross Street . [See floor plan for more](#)

First Floor -

Bedroom With radiator.

Bedroom With radiator.

Bathroom - 2 piece suite comprising, vanity sink unit, low suite wc, PVC cladded walls and floor, towel radiator.



**Exterior** - To the outside there is a gated private garden with blocked paved patio area combined as one garden.

**\*\*\*Combined Property currently sits on two titles. Please ask for more details\*\*\***

**Council Tax Band A each for No 16 & 3,**

**3 Kingswood St Bradford BD7**

**EPC rating; D**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0168-4072-6236-5966-4900>

**16 Cross Lane Bradford BD7**

**EPC rating; E**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0238-2899-7658-9026-8611>

**Viewing arrangements**

Strictly by prior telephone appointments with sole selling agents, Your Choice estate agents.

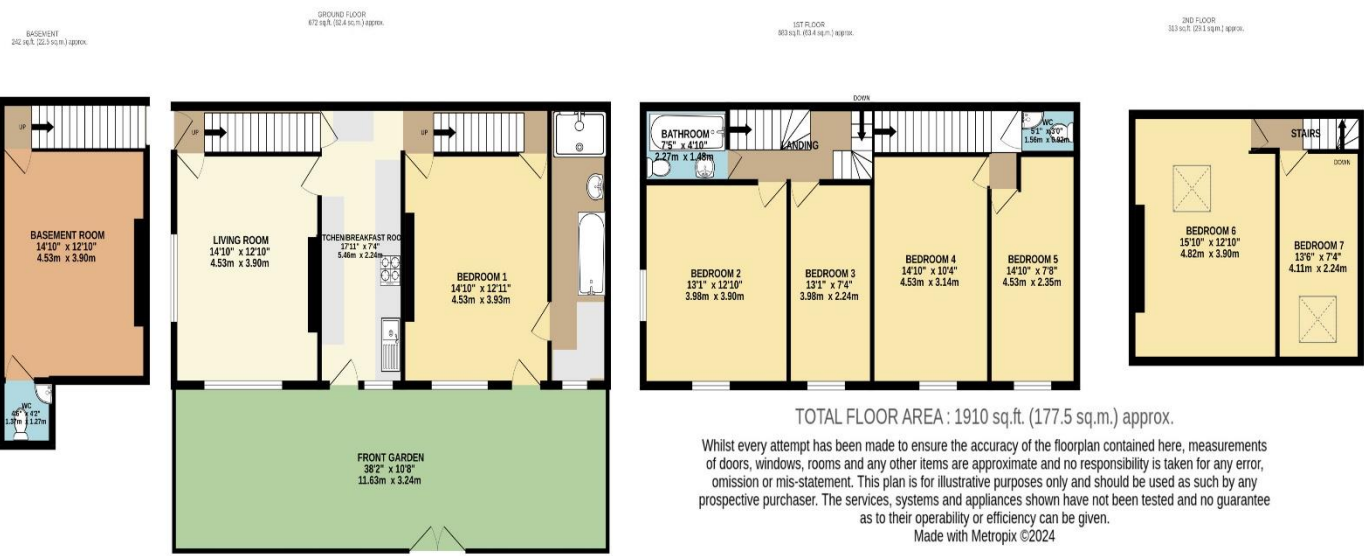


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