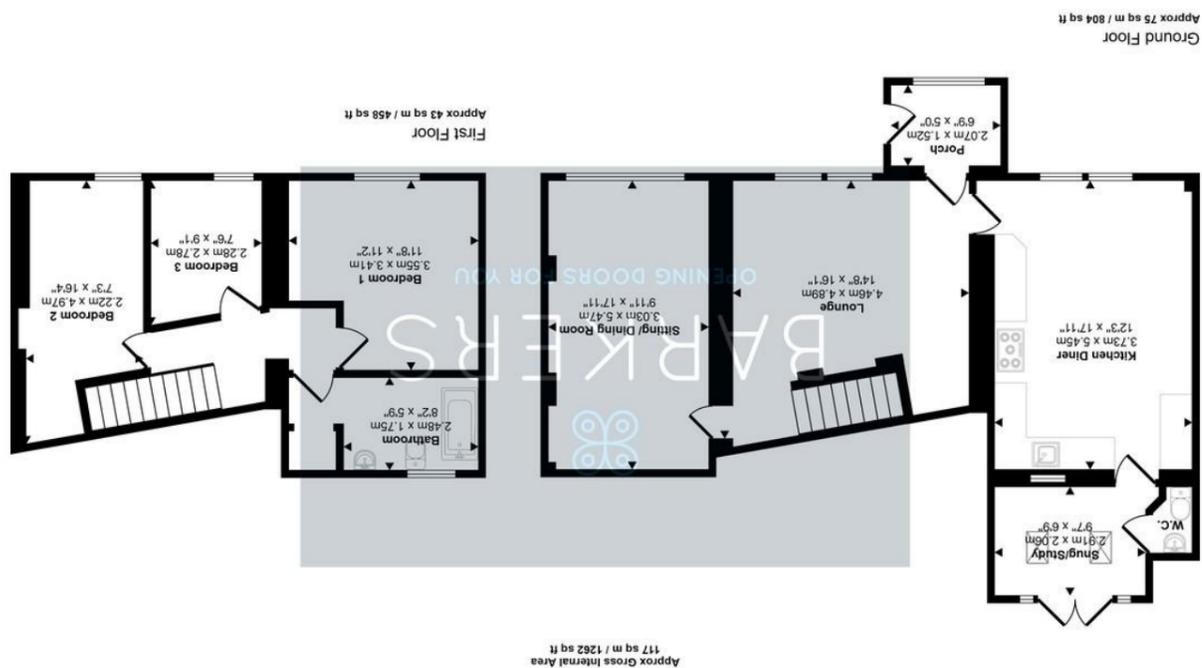


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



**BARKERS**  
OPENING DOORS FOR YOU



**8a Town Gate**

Scholes, BD19 6ET

**Offers In The Region Of £330,000**

- CHARACTER COTTAGE
- KITCHEN
- LOUNGE
- SITTING ROOM/DINING ROOM
- SNUG/STUDY
- THREE BEDROOMS
- HOUSE BATHROOM
- DRIVEWAY TO THE FRONT
- ENCLOSED GARDEN TO THE REAR



## Full Description

This delightful character cottage, situated in the heart of Scholes Village, is offered for sale with no onward chain and retains a number of charming character features, while also benefiting from uPVC double glazing and gas central heating. The property is ideally located with convenient access to local amenities, reputable schools, and the M62 motorway network, making it ideal for commuters and families alike. The accommodation briefly comprises: entrance porch, lounge, sitting room/dining room, kitchen, snug/study, and a downstairs WC. To the first floor are three bedrooms and a family bathroom. Externally, the property provides private parking for several vehicles to the front, along with a lawned area. To the rear is a small, enclosed, low-maintenance pebbled garden, offering a private outdoor space. Only by internal inspection can one truly appreciate the charm, character, and space this wonderful cottage has to offer.

### ENTRANCE PORCH

6' 9" x 5' 0" (2.06m x 1.52m)

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

### LOUNGE

16' 1" x 14' 8" (4.9m x 4.47m)

Featuring a log burning stove and a wonderful exposed beamed ceiling. Doors lead to the dining kitchen and into the sitting/dining room. A staircase leads to the first floor landing.

### SITTING ROOM/DINING ROOM

9' 11" x 17' 11" (3.02m x 5.46m)

Generous second reception room.

### KITCHEN

17' 11" x 12' 3" (5.46m x 3.73m)

Fitted with a range of wall and base units with complementary marble-effect work surfaces and an inset one and a half bowl sink with mixer tap. There is a six-ring range-style gas cooker, plumbing for a dishwasher, and space for a fridge/freezer. Additional features include exposed ceiling beams and tiled flooring. A door leads through to the snug/study.

### SNUG/STUDY

9' 7" x 6' 9" (2.92m x 2.06m)

With tiled flooring and double uPVC doors leading out the rear garden. Access to the cloaks/W.C.

### CLOAKS/W.C.

Fitted with two piece suite comprising of a low flush W.C. and a pedestal hand wash basin.

### FIRST FLOOR LANDING

Stairs leading to the first floor landing with door leading off into three bedrooms and the house bathroom.

### HOUSE BATHROOM

8' 2" x 5' 9" (2.49m x 1.75m)

Fitted with a four-piece suite comprising a low flush WC, pedestal hand wash basin, panelled bath, and walk-in shower. Additional features include inset ceiling spotlights and vinyl flooring.



### BEDROOM ONE

11' 8" x 11' 2" (3.56m x 3.4m)

Double bedroom.

### BEDROOM TWO

16' 4" x 7' 3" (4.98m x 2.21m)

Double bedroom.

### BEDROOM THREE

9' 1" x 7' 6" (2.77m x 2.29m)

Double bedroom.

### EXTERIOR

Private parking for several vehicles to the front with lawned area and a small enclosed pebbled garden to the rear.

### DIRECTIONS

From our Birkenshaw office turn right onto Whitehall Road/A58 and at the roundabout take the 2nd exit onto Whitehall Road West. At Chain Bar roundabout take the 3rd exit onto Whitehall Road then after a short while turn left onto Branch Road. At the top turn right onto Whitechapel Road and then left onto Town Gate.

### ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: C

