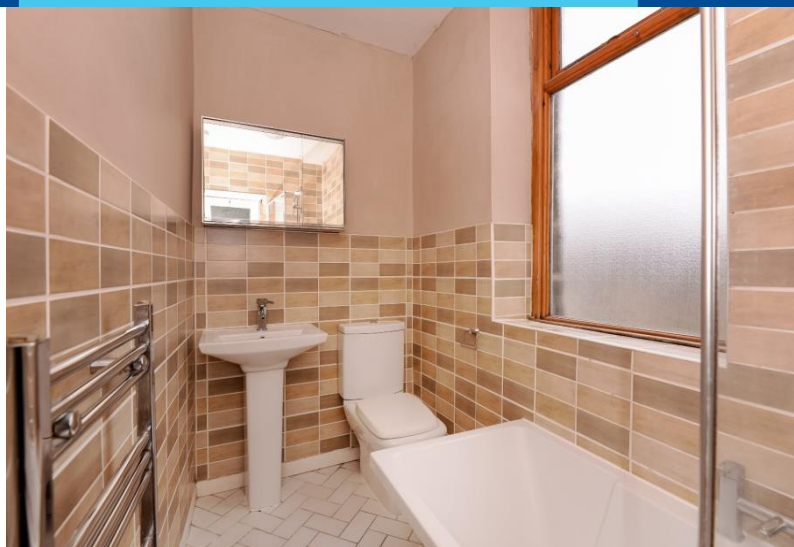




Moving is easy with...

**LINLEY &
SIMPSON**



HAIGH HALL, BRADFORD, BD10 9BB

A well proportioned character cottage located in a little known back water location. Offering easy access to both Leeds and Bradford the property briefly comprises modern kitchen/diner, separate lounge, 3 bedrooms, bathroom and cellar. Ideal 1st purchase or investment. NO CHAIN!

Offers Over £135,000

This well proportioned character cottage is located in a little known back water location on the edge of Bradford in Greengates. Offering easy access to both Leeds and Bradford via near by road networks and train station it is conveniently situated to take advantage of nearby shopping facilities and local services.

Briefly comprising: Entrance hallway, open plan kitchen/diner, useful cellar, separate lounge, landing, 3 first floor bedrooms and a family bathroom. Externally there is a small courtyard garden to front with decked seating area and shrub borders.

Available with the added advantages of no onward chain, gas central heating and wooden double glazed windows the property makes an excellent first purchase, investment or downsizing opportunity for those who want a tranquil location close to every day amenities.

GROUND FLOOR

ENTRANCE HALL

Wooden entrance door, staircase leading to first floor and doors leading to lounge and kitchen/diner.

LOUNGE 16'8" x 11'9" (5.08m x 3.56m)

Double glazed wooden windows to front, wood effect fireplace with tiled inset and hearth with living flame effect gas fire, exposed beams, two central heating radiators, meters and fuse boxes.

DINING KITCHEN 16'6" x 11'10" (5.03m x 3.61m)

Modern fitted wall and base units with work surfaces over, one and half bowl sink unit, built in electric oven and gas hob with extractor hood over, integrated dishwasher, space for fridge freezer, door leading to cellar, tiled walls, two central heating radiator and double glazed windows to front and side.

CELLAR

With power and lighting, combination boiler, space and plumbing for automatic washing machine, space and vent for tumble dryer.

FIRST FLOOR

LANDING

Access to roof space, exposed beams, central heating radiator and doors leading to first floor rooms.

BEDROOM ONE 11'11" x 11'5" (3.63m x 3.48m)

Double glazed wooden window to front and central heating radiator.

BEDROOM TWO 8'10" x 6'11" (2.69m x 2.11m)

Double glazed wooden window to side, fitted wardrobes and central heating radiator.

BEDROOM THREE 9'3" x 5'3" (2.82m x 1.60m)

Double glazed wooden window to side and central heating radiator.

BATHROOM

White three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level WC, tiled walls, heated towel rail and double glazed wooden window to rear.

OUTSIDE

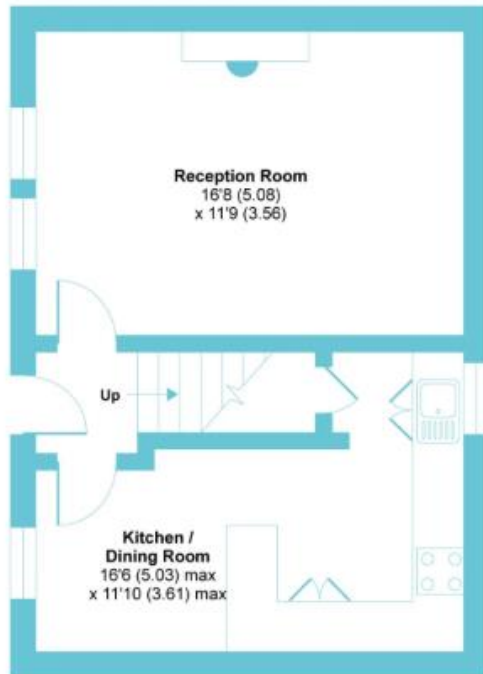
FRONT COURTYARD

Mainly paved with decked seating area and planted borders. There is a right of way through the garden for neighbouring properties.

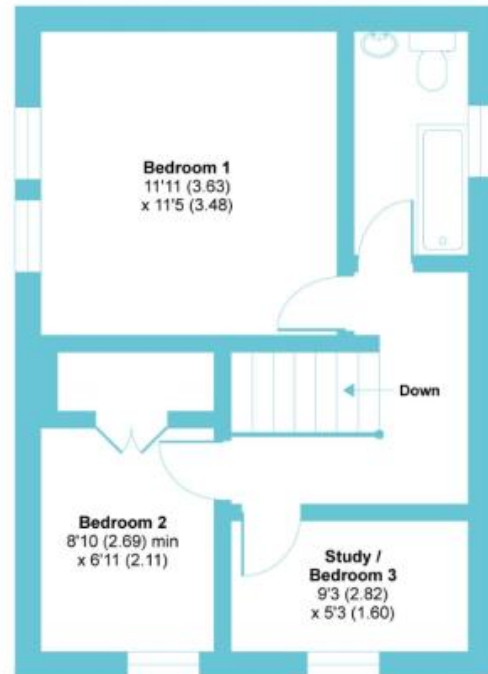


Haigh Hall, Greengates, Bradford, BD10

APPROX. GROSS INTERNAL FLOOR AREA 824 SQ FT 76.5 SQ METRES



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (92-100) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | 54 | 54 | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England, Scotland & Wales | EU Directive 2002/91/EC | | England, Scotland & Wales |
| | | | EU Directive 2002/91/EC |
| | | | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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