



**West Scholes**  
**Bradford, West Yorkshire BD13 1NQ**  
**£430,000**

\*\*\*GRADE II LISTED\*\*\*FOUR BEDROOMS\*\*\*STUNNING GARDENS AND VIEWS\*\*\*IDEAL FAMILY HOME\*\*\*

HAMILTON BOWER are delighted to offer FOR SALE this stunning family home. Set in a semi rural back water position nestled in between other character properties and farm land. Built Circa 1860 this most impressive four bedroom semi detached property has stunning far reaching views that simply have to be seen to be fully appreciated. The property retains a number of the original features throughout and combines these with a modern twist. Early viewing is suggested to fully appreciate all this home has to offer. Comprising of entrance, open plan kitchen living area, dining room, lounge, useful cellar storage, ground floor W.C, four first floor bedrooms, house bathroom and separate toilet. Off road parking to the front and extensive gardens and patio area to the rear.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!!



# West Scholes, Bradford, West Yorkshire BD13 1NQ

## ENTRANCE

Two entrances to the front.

## LOUNGE

20'11" x 18'8" (6.4 x 5.7)



Fantastic space with a feature oak beam fire place with an inset log burner. Original beams. Window seating to the front aspect mullion windows offering a flood of natural light. Gas central heating radiator.

## KITCHEN DINING AREA

27'4" x 13'5" (8.35 x 4.1)



Traditional style wall and base units with a contrasting work surface incorporating a stainless steel sink unit with a mixer tap and integrated appliances. A range of original solid oak beams adding charm and character. Range master dual fuel cooking unit. Travertine tiled flooring. An abundance of natural light from the front mullion windows and the bay window to the rear overlooking the garden. Two gas central heating radiator.

## DINING ROOM

21'2" x 8'10" (6.47 x 2.7)



Good size dining room with a window to the rear aspect over looking the patio area. Gas central heating radiator. Beams to the ceiling.

## CELLAR

Useful storage area.

## GROUND FLOOR W.C

W.C and wash basin.

## FIRST FLOOR



Landing with window to the front elevation.

## BEDROOM ONE

14'5" x 12'8" (4.4 x 3.88)



Spacious master suite with built in wardrobes and storage into the chimney recess. A flood of natural light from the front elevation window. Gas central heating radiator.

## BEDROOM TWO

13'9" x 9'10" (4.2 x 3)



Good size double bedroom with a window to the front elevation. Gas central heating radiator. Loft access.

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### BEDROOM THREE

10'9" x 9'10" (3.3 x 3 )



Good size third bedroom with light from the gable end window and a skylight. Gas central heating radiator.

### BEDROOM FOUR

10'11" x 8'10" (3.345 x 2.7)

Double bedroom. Window to rear elevation.



### BATHROOM



Two piece suite with a stylish bath, shower over and wash basin. Tiled floors and walls. Floor to ceiling heated towel railing.

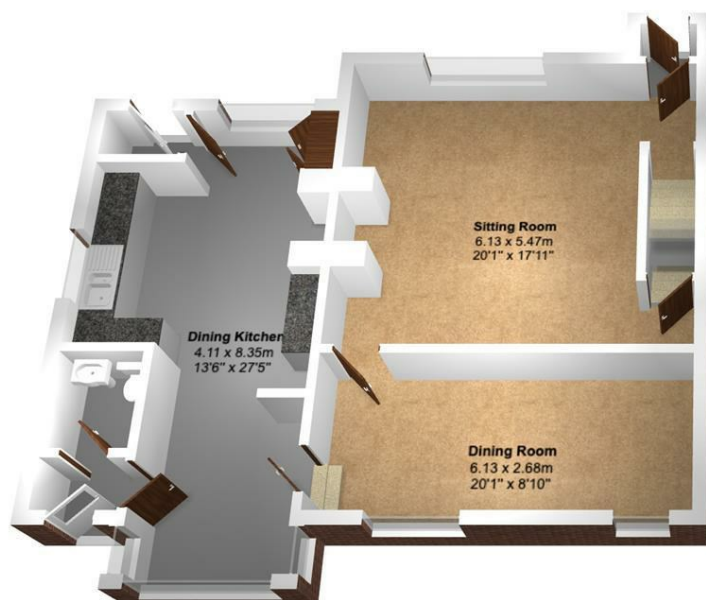
### SEPARATE W.C

W.C with tiled flooring.

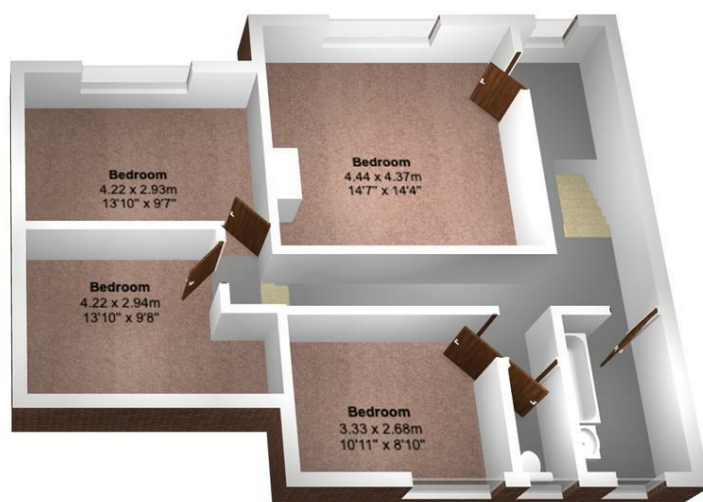
### EXTERNAL



Simply stunning gardens to the rear. Paved patio area leading to an extensive lawn with views over surrounding farm land. Good size garden shed. Off road parking to the front.



Ground Floor



First Floor

Total Area: 162.4 m<sup>2</sup> ... 1748 ft<sup>2</sup>

All measurements are approximate and for display purposes only

