



**Holme Bank, Tyersal,  
Reduced To £185,000**

\*\* GRADE II LISTED COTTAGE \*\* THREE BEDROOMS \*\* ORIGINAL FEATURES \*\* GARDENS & PARKING \*\*  
\* MODERN KITCHEN/BATHROOM \* SEMI RURAL LOCATION \* ACCOMODATION OVER THREE FLOORS \*  
\* \* INTERNAL VIEWING RECOMMENDED \* \*

Very well presented throughout with many original period features in this impressive stone built cottage. Dating back to the 1700's and forming part of the Holme Bank Farm development. The accommodation is over three floors and provides "ready to move into" living.

Outside there is an enclosed garden and double parking driveway.



## Entrance Hall



## Lounge

15'9" x 13'4" (4.80m" x 4.06m")

Ornate solid fuel burner set in chimney breast with period feature fireplace surround, oak flooring, exposed beams and radiator.

## Dining - Kitchen

16'2" x 11'1" (4.93m" x 3.38m")

Grey fitted wall and base units incorporating laminate sink unit, cooking range, plumbing for auto washer, part tiled and radiator.

## Cellar

## First Floor Landing

## Bedroom One

15'9" x 10'2" (4.80m" x 3.10m")

Radiator.



## Bedroom Two

11'2" x 11'1" (3.40m" x 3.38m")

Laminate wood flooring and radiator.



## Bathroom

Three piece suite comprising panel bath with shower over & screen, low flush wc, pedestal wash basin, part tiled and heated towel rail.

## Bedroom Three

19'11" max x 14'9" max (6.07m" max x 4.50m" max)

Exposed beams and skylight.



## Exterior

Lawned garden with patio plus double driveway.



## Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, follow M606 and A6177 to Cutler Heights Ln in Bradford, turn right onto Chase Way/A6177 (signs for M606/M62/M1). At Staithgate roundabout take the 1st exit onto Rooley Ln, stay on Rooley Ln and at the next roundabout take the 2nd exit onto Sticker Ln. Continue on Cutler Heights Ln to your destination, turn right onto Tyersal Ln, continue onto Ned Ln and the property

## Council Tax Band

Bradford Council B

## Tenure

FREEHOLD

## Please Note

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

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

## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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