



Bolton Lane, Bolton

£195,000

* GRADE II LISTED COTTAGE * THREE BEDROOMS * MODERN KITCHEN & BATHROOM *
* CONSERVATORY * READY TO MOVE INTO * GARDEN *

Offering ready to move into accommodation, is this deceptively spacious three bedroom Grade II Listed cottage.

The accommodation benefits from a modern fitted kitchen, house bathroom and conservatory. Briefly comprising dining kitchen, lounge, conservatory, three first floor bedrooms and a house bathroom. To the outside there is an enclosed low maintenance garden.





Deceptively spacious three bedroom Grade II Listed Cottage which would make an ideal purchase for a number of buyers.

Offering ready to move into accommodation and benefiting from a modern fitted kitchen, house bathroom and conservatory.

The accommodation briefly comprises of a dining kitchen, lounge, conservatory, three first floor bedrooms and a house bathroom.

To the outside there is an enclosed low maintenance garden.

Entrance

Lounge

18'3" x 12'9" (5.56m x 3.89m)

With gas fire in stone feature fireplace surround, exposed beams, radiator and upvc French doors to conservatory.

Dining Kitchen

17'9" x 12'6" (5.41m x 3.81m)

Modern white fitted kitchen having a range of base units incorporating laminated sink unit, electric oven and hob, integrated dishwasher, plumbing for auto washer, part tiled walls and radiator.

Conservatory

13'4" x 9'7" (4.06m x 2.92m)

With radiator and French doors to garden.

First Floor Landing

With radiator.

Bedroom One

12'9" x 12'1" (3.89m x 3.68m)

With modern fitted wardrobes and radiator.

Bedroom Two

12'9" x 8' (3.89m x 2.44m)

With radiator.

Bedroom Three

10'3" x 7'4" (3.12m x 2.24m)

With radiator.





Bathroom

Modern four piece white suite comprising bath, shower cubicle, low suite wc, vanity sink unit, tiled walls and radiator.

Exterior

To the outside there is an enclosed low maintenance garden.

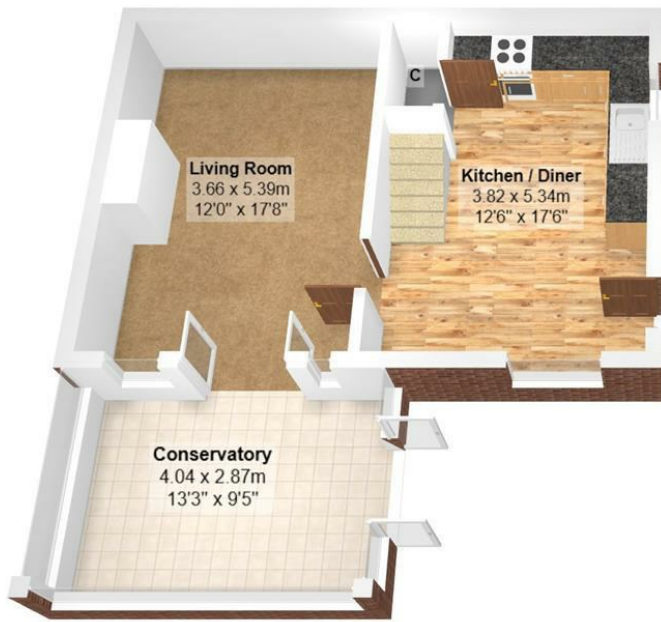
Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the third exit onto Swain House Rd, after 0.4 miles continue onto King's Rd, after 0.8 miles turn left onto Bolton Lane and the property will shortly be seen displayed via our For Sale board.

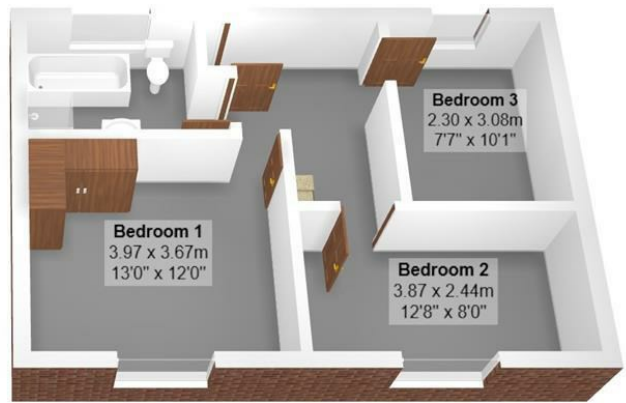
PLEASE NOTE

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.





Ground Floor



First Floor

Total Area: 94.9 m² ... 1022 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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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