





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

£275,000 OFFERS OVER

8a Town Gate

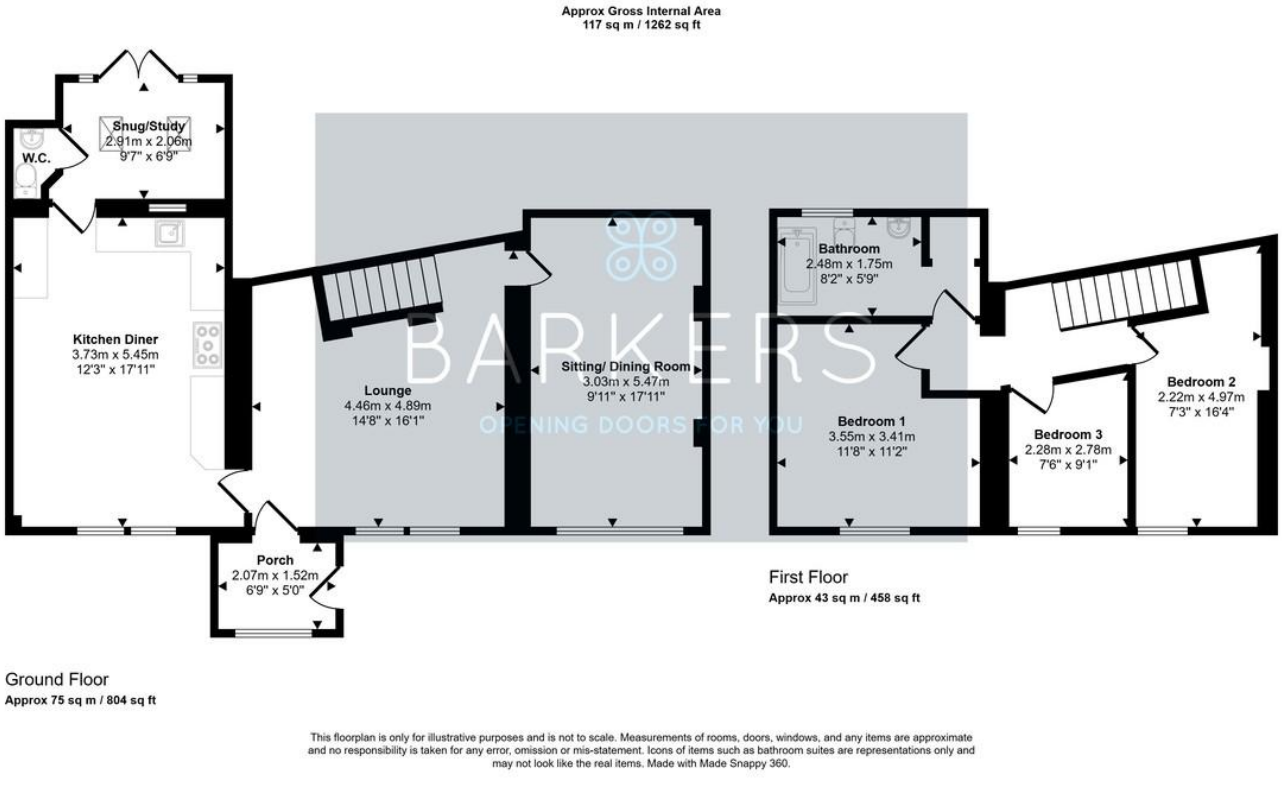
Scholes, BD19 6ET

BARKERS

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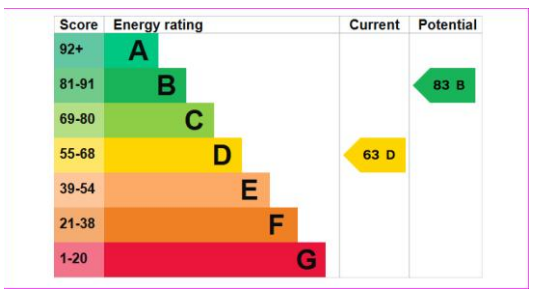

Approx Gross Internal Area
117 sq m / 1262 sq ft

Ground Floor
Approx 75 sq m / 804 sq ft

First Floor
Approx 43 sq m / 458 sq ft

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.






4 Old Lane,
Birkenshaw, Bradford
West Yorkshire, BD11 2JX

www.barkersestateagents.co.uk
0113 2879344
enquiries@barkersestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

# 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









