

FOR SALE

£249,950 Freehold



24 Crooke Lane, Wilsden, Bradford, West Yorkshire. BD15 0LL

- Stone Built Period End Terrace - 3 Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Fully Refurbished Throughout
- Lounge - Dining Kitchen
- Parking space - Large Corner Plot with Gardens Front, Side & Rear



PROPERTY DESCRIPTION

Well presented, period stone built end terrace that has been extensively modernised. Situated in a well respected area of Wilsden.

Benefiting from gas central heating, UPVC double glazing and modern fixtures and fittings throughout.

The property briefly comprises; entrance hall, lounge and dining kitchen to the ground floor. Three bedrooms and shower room to the first floor. There is a large boarded out and carpeted loft space that could be converted into further living space, subject to the necessary consents. Outside, the property occupies a surprisingly large plot having a parking space and gardens to the front, side and rear. There is a useful shed/workshop with power and light in addition to two further stone outbuildings.

Internal viewing is essential to appreciate the accommodation on offer. Council tax Band B.



ROOM DESCRIPTIONS

Entrance Hall

Double glazed door to the front, radiator, stairs to the first floor and stripped wooden floor.

Lounge

Double glazed window to the front, radiator, wall light points and television point. Living flame gas having having a marble surround and hearth. Stripped wooden floor.

Dining Kitchen

Range of dark blue base and wall units having a complimentary wooden work surface over. Belfast sink with mixer tap. Plumbing for washing machine. Integral dishwasher. Gas cooker point and extractor hood. Gas cast iron stove set on a stone heath. Radiator and laminate floor. Double glazed windows and door to the rear. Under stairs storage area.

First Floor

Landing

Double glazed window to the rear. Access to boarded and carpeted loft space which has a pull down loft ladder and light.

Double Bedroom 1

Double glazed window to the front. Feature radiator and picture rail. Cast iron feature fire place.

Double Bedroom 2

Double glazed window to the rear, Delph rack and feature radiator.

Bedroom 3

Double glazed window to the front and radiator.

Shower Room

2 piece suite in white comprising of sink having a mixer tap and low level w.c. Large step in shower with waterfall mains shower. Wall light points, heated towel rail, tiled floor and part tiled walls. Double glazed window to the rear

Outside

Gardens

To the front there is a pebbled parking space. Lawned area and flower, tree and shrub borders, Stone boundaries.

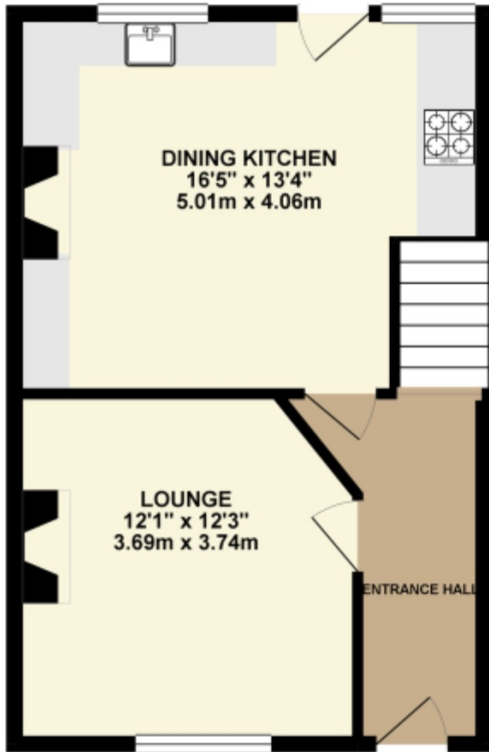
To the rear, there is a paved patio area having two stone outbuildings and good sized lawned garden to the rear and side. Additional shed/workshop with power and light.



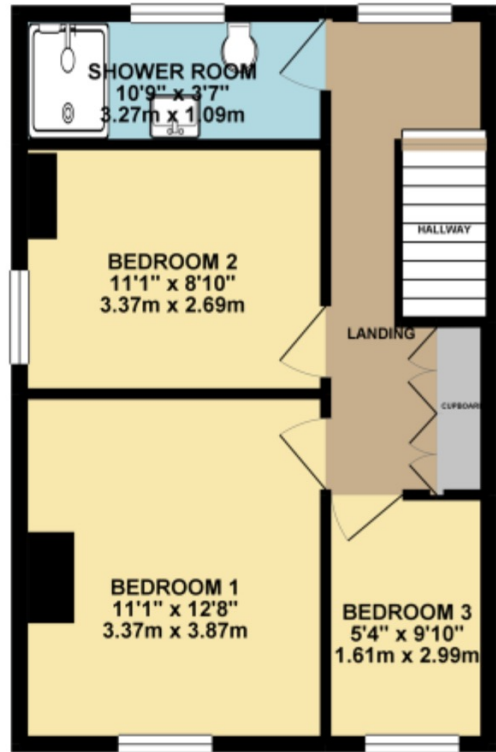
FLOORPLAN & EPC



GROUND FLOOR 420.90 sq. ft.
(39.10 sq. m.)



1ST FLOOR 420.90 sq. ft.
(39.10 sq. m.)



TOTAL FLOOR AREA : 841.80 sq. ft. (78.21 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hotropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sales Branch
55, Bingley Road, Shipley, BD18 4SB
01274 592280
saltaire@kmmmaxfield.com