



## 7 Pickles Lane, Bradford, BD7 4DW

£80,000

- ONE BEDROOM MID-TERRACE COTTAGE
- CHARACTER FEATURES
- LOUNGE & BEDROOM OAK FLOOR
- SMALL YARD / GARDEN TO THE FRONT
- EASY ACCESS TO AMENITIES
- NEW CARPETS
- GAS CENTRAL HEATING
- CAST IRON MULTI-FUEL STOVE
- GRADE II LISTED
- EARLY VIEWING ADVISED

# 7 Pickles Lane, Bradford BD7 4DW

**\*\* GRADE II LISTED ONE BEDROOM COTTAGE \*\* WELL PRESENTED \*\* SOLID FUEL STOVE \*\* OAK FLOORS \*\* SMALL YARD TO THE FRONT \*\* GAS CENTRAL HEATING \*\* NO CHAIN \*\*** This one bedroom mid-terrace cottage in BD7 is nicely presented and benefits from a fitted kitchen, separate lounge with an inglenook fireplace and a modern multi-fuel stove, a fully fitted bedroom with a range of wardrobes and drawers, plus a good-sized modern bathroom. An ideal first time buy or landlord investment. Arrange your viewing now!



Council Tax Band: A



## **Kitchen**

13'9 x 8'7

Fitted with a range of modern base and wall units, laminate work surfaces and splash-back wall tiling. Integrated electric oven, gas hob, extractor and a stainless steel sink & drainer, plus plumbing for a washing machine. Stairs off to the first floor, door to the lounge and a central heating radiator.

## **Lounge**

15'1 x 11'4

A cosy living room with a solid oak floor, feature chimney breast with exposed stone and a modern multi-fuel stove. Window to the rear elevation, central heating radiator and a door to a small keeping cellar providing further storage.

## **First Floor**

Landing area with access to the loft space.

## **Bedroom One**

14'8 x 9'9

Fitted with a good range of double wardrobes, over-bed cupboards and bedside cabinets, solid oak floor, window to the rear elevation and a central heating radiator.

## **Bathroom**

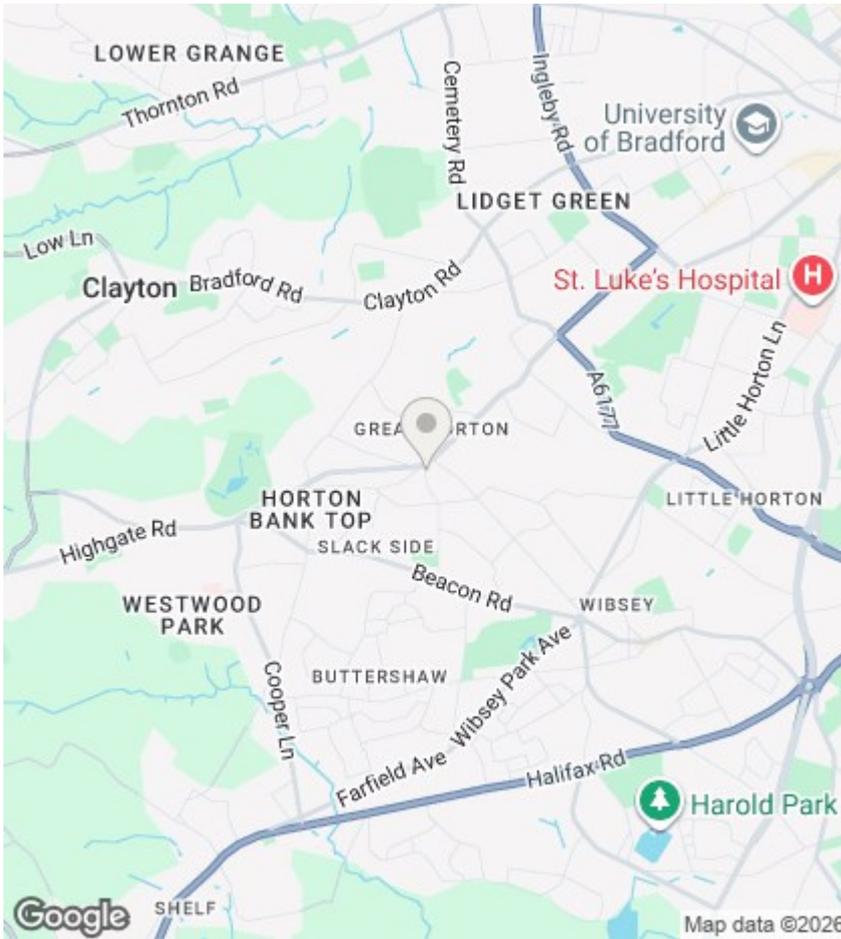
A good sized bathroom comprising of a panelled bath with a mains powered shower over, wall mounted washbasin and a low flush WC. Window to the front elevation and a central heating radiator.

## **External**

To the front is a small yard with a fenced boundary and garden gate.







## Directions

We marketed this one previously and they withdrew from the market last year so unless they have made any major changes then we have the property measurement and will just need new photos and to agree marketing price with the vendors. They were on minimum fee last time so might be best to put them back on at this figure.

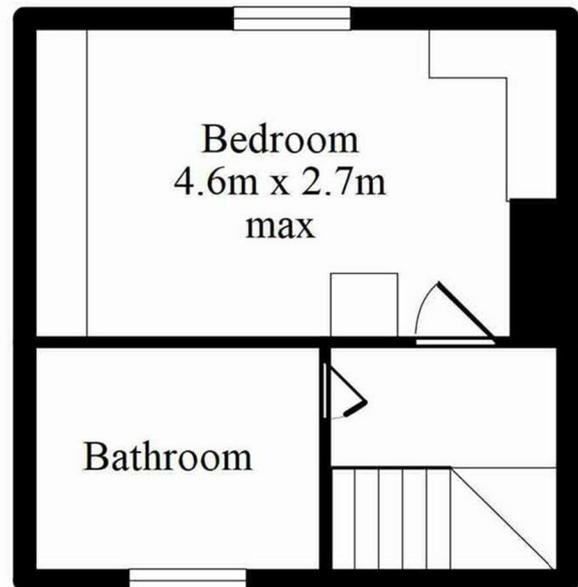
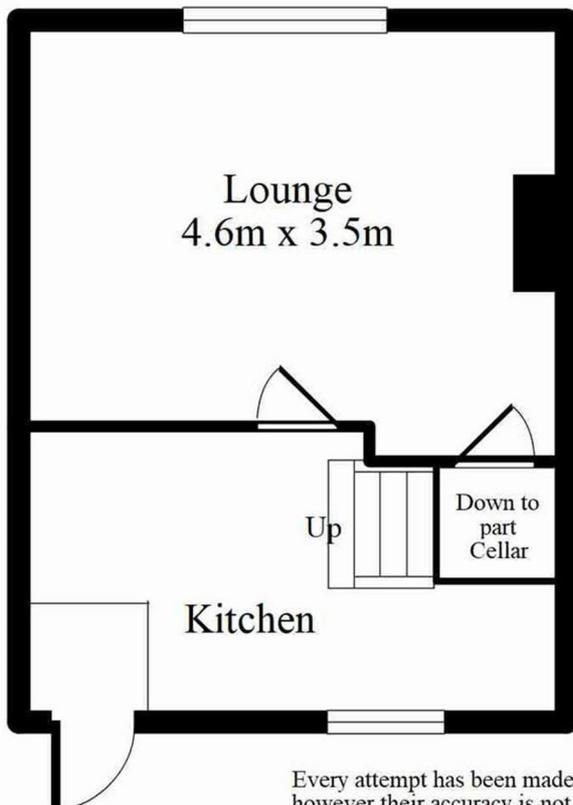
## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2025