



9 Toftshaw Fold, East Bierley, Bradford, West Yorkshire, BD4 6QP
Asking Price: £495,000

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Signature Homes by Robert Watts offer for sale this stunning Detached residence, that originally dates back to early 1600's. Formally 2 farm cottages, the property has been significantly changed and enhanced in the last 50 years to create a large, family sized home of approximately 2174sq ft, with 5 Bedrooms, 3 Reception Rooms and set in a generous plot of approximately 0.21 acres, with lovely gardens to side and rear. Situated in this semi rural setting on the fringe of East Bierley Village, a detailed viewing is essential to fully appreciate this beautiful home.



Lounge 25' x 15'3" (7.62m x 4.65m)

Good sized 25 foot Lounge, with feature stone fireplace with slate inset and gas fire. Patio doors to side garden.

Dining Room 15'6" x 12'5" (4.72m x 3.78m)

Part feature stone wall, with mullioned windows, along with window seating. Stone fireplace, built into chimney breast.

L Shaped Kitchen 9'7" (2.92) x 9'3" (2.82) + recess
Well equipped L shaped Kitchen with a quality range of base and wall units, granite worktops and sink unit. Range Cooker. Integrated dishwasher.

Downstairs Shower Room/W.C.

Family Room/Reception Room 13'6" x 13'3" (4.11m x 4.04m)

Built in Living Flame gas fire. Leading to Store/Pantry.

Landing Feature Tudor beamed wall.

Master Bedroom 16'3" x 13'1" (4.95m x 4m)

Beautiful Master Bedroom with stunning feature stone walls and mullioned windows.







**Bedroom 2 12'1" (3.68) x 11'9" (3.58) + recess
Fitted wardrobes. Beamed ceiling.**

**Bedroom 3 12'7" x 10'6" (3.84m x 3.2m)
Feature decorative fireplace**

Bedroom 4 13'5" x 13'4" (4.1m x 4.06m)

Bedroom 5 10'8" x 9'8" (3.25m x 2.95m)

**Bathroom/W.C. 'Period' style bathroom suite.
Separate corner shower cubicle. Fully tiled walls
and flooring.**

**Outside Set in a generous plot of approx 0.21 acres,
with lovely, well stocked and private gardens to both
side and rear. Separate detached double garage.**

**Basement Cellar Access from the back garden,
stairs leading to useful basement cellar for storage.**

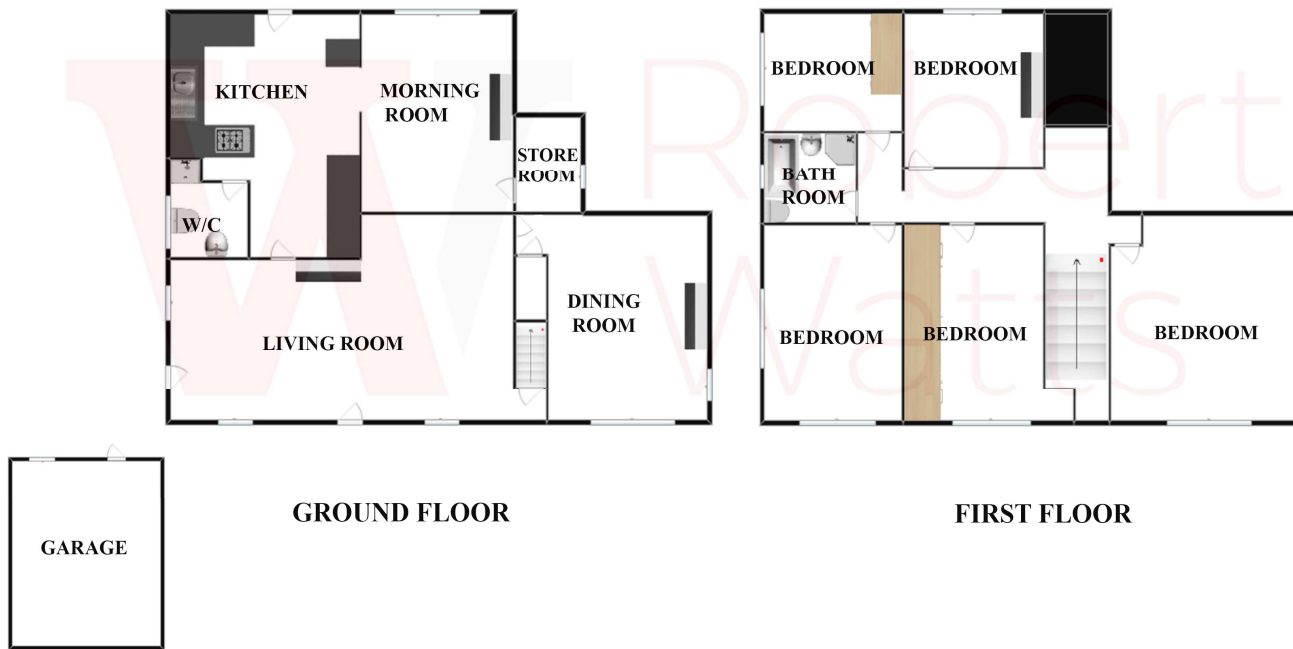
Tenure Freehold

Council Tax Band D - Bradford

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

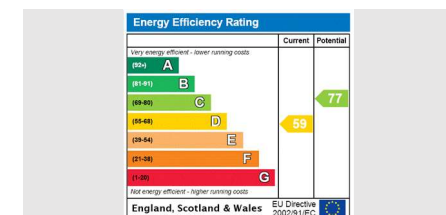




AGENTS NOTES:

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



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