



11 Hodgson Fold, Bradford, BD2 4EB

Impressive GRADE 2 listed cottage forming part of this little known hamlet in BD2 which is also a conservation area. This fine FOUR BEDROOM example has initials of the probable founder inscribed over the door, including the date of 1652. Charm and character is finely blended here with modern convenience, including the Richmond interiors 18ft plus kitchen – installed in 2024. Rest assured, you won't find many like this truly impressive home. A detailed internal inspection is essential to fully appreciate the accommodation on offer, contact Robert Watts to arrange YOUR VIEWING today.

£280,000

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COUNCIL TAX Bradford

Band D

TENURE Freehold

LIVING ROOM 17'7" x 18'3" (5.36m x 5.56m)

Entrance lobby with WC and store off

KITCHEN 18'7" x 10'8" (5.66m x 3.25m)

LANDING Useful store closets

BEDROOM 1 11'1" x 10'8" (3.38m x 3.25m)

Fitted wardrobes

BEDROOM 2 11'1" x 8'2" (3.38m x 2.5m)

BEDROOM 3 8'8" x 7'5" (2.64m x 2.26m)

BEDROOM 4 8'5" x 7'8" (2.57m x 2.34m)

Fitted wardrobes

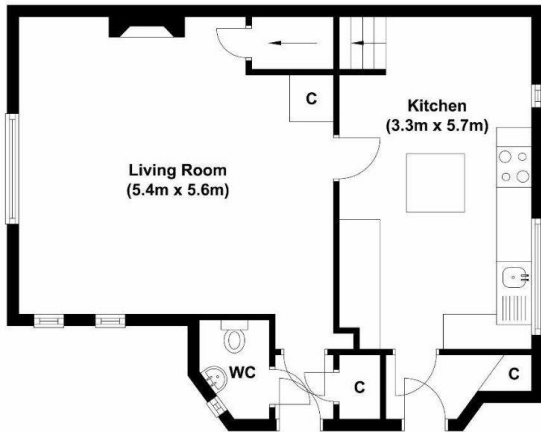
BATHROOM

OUTSIDE manageable, low maintenance garden area - resident only car park

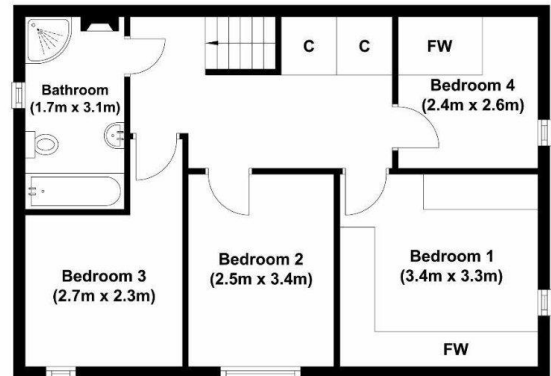
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		