



## 80 Stone Hall Road, Bradford, BD2 2ES

**\*\* CASH PURCHASE ONLY \*\* FLYING FREEHOLD THEREFORE LIMITED LENDING AVAILABLE \*\* GREAT BUY TO LET INVESTMENT OPPORTUNITY \*\*** Lovely Grade 2 listed cottage, tucked away, close to many amenities Eccleshill village has to offer. Having many traditional features with exposed beams, mullion windows and pleasant views. Briefly comprising: dining kitchen, lounge, **ONE DOUBLE BEDROOM** with fitted wardrobes and large bathroom. Benefitting from GCH and small patio yard.

**£72,500**

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**CASH BUYERS ONLY** As there is a flying freehold with this property, there is limited lender availability.

**FLYING FREEHOLD** Please be aware that a proportion of this property extends over a barn.

**GRADE II LISTED** The uPVC currently installed in this property is non compliant with Grade II listing requirements.

**ENTRANCE** Direct into the kitchen

**DINING KITCHEN 10'2" x 9'2" (3.1m x 2.8m)**

Selection of wall and base units, worktops with sink and drainer, free standing cooker and plumbing for washer

**LOUNGE 12'2" x 15'4" (3.7m x 4.67m)**

Mullion windows to side and rear with far reaching views. Feature exposed brick fireplace and traditional beam ceiling. Enclosed stairs to the first floor.

**LANDING AREA**

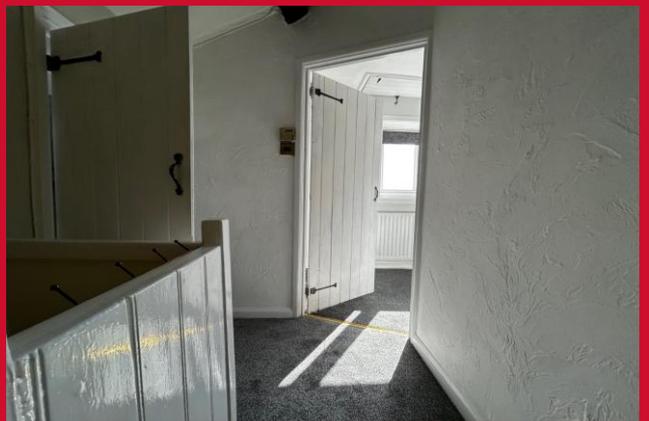
**BEDROOM ONE 12'2" x 12'3" max (3.7m x 3.73m max)**

Good size room with far reaching views. Built in wardrobes and cupboard housing boiler.

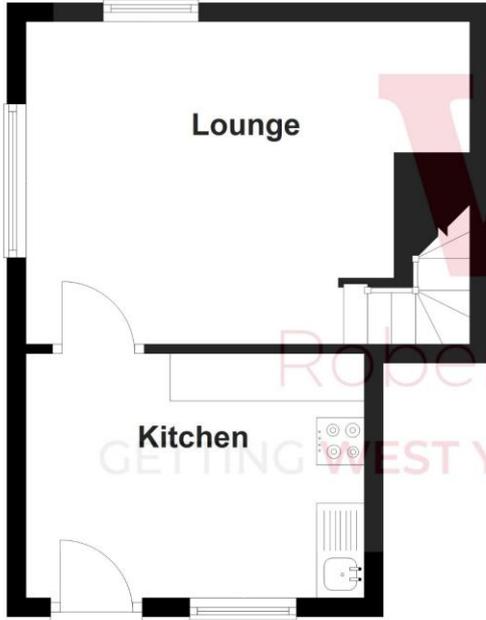
**BATHROOM** Exposed beams and velux window. Three piece white suite with shower over bath and screen.

**OUTSIDE** Small patio area.

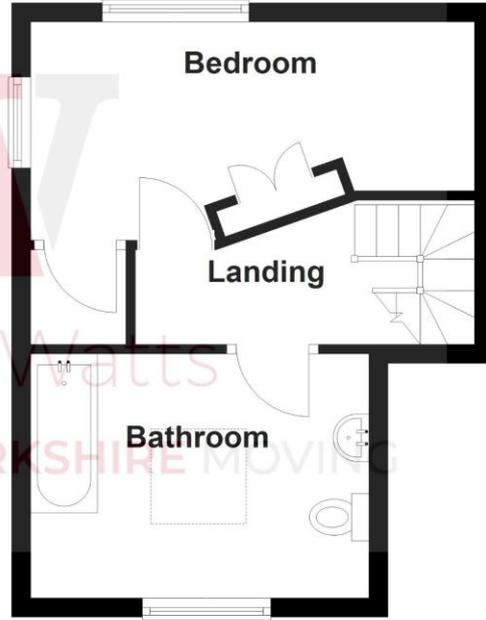
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		