



31 Lister Lane, Bradford, BD2 4LP

NO CHAIN with origins dating back to the mid 19th Century.... a truly rare opportunity to acquire a substantial property which simply oozes charm, character and boasts views over Peel Park. Currently providing THREE RECEPTION ROOMS and THREE BEDROOMS. This impressive example is in need of some updating as it awaits its next chapter with YOU! Contact Robert Watts to arrange YOUR viewing today.

£275,000

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BACKGROUND On 5th May 1852, 6 plots of land were put up for sale at the Talbot Inn, Bradford described in the particulars of sale as "All that valuable Mansion House with outoffices and gardens called Bolton House in the occupation of Mr Tolson Esquire, together with a portion of land (about two acres) of the gardens and pleasure grounds intended to be the proposed Peel Park along the Eccleshill turnpike road.

Now 29 and 31, were built as a narrow terrace of three cottages, in 1840, as dwellings for the gardeners and the coachmen of Bolton House. The properties had undergone a number of quite major alterations, judging from the style, the first during 1880 – 90 with a mullioned window elevation. In 1960, a single storey sun lounge was added to the house.

ENTRANCE PORCH Leads to hallway with guest WC

RECEPTION ROOM 1 17'9" x 16'6" (5.4m x 5.03m)

RECEPTION ROOM 2 17'1" x 10'9" (5.2m x 3.28m)

RECEPTION ROOM 3 12'8" x 10'7" (3.86m x 3.23m)

KITCHEN 12'9" x 6'4" (3.89m x 1.93m)

Selection of wall and base units, work tops, sink unit, built in double oven, separate hob

LANDING Useful store closet housing HWC

BEDROOM 1 14'3" (4.34) plus robes x 9'5" (2.87) plus recess

Fitted wardrobes

BEDROOM 2 12'8" x 10'7" max (3.86m x 3.23m max)

Fitted wardrobes , shower cubicle and wash basin

BEDROOM 3 10'4" (3.15) x 8'2" (2.5) plus robes

Fitted wardrobes

BATHROOM Four piece suite comprising bath, bidet, WC and wash basin

OUTSIDE There is a drive to the side with an approach through the feature stone archway, and by electrically operated iron gates. Ample mature gardens and useful underhouse storage.

COUNCIL TAX Bradford

Band C

TENURE Freehold

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		