



Chellow Grange Cottage, Malvern Road, Bradford, BD9 6AR

NO CHAIN - Chellow Grange Cottage is unique in many aspects... nestled within the mature and serene grounds of Chellow Grange, a Victorian Mansion converted many decades ago into high quality character apartments. Currently providing four bedroom, two bath / shower rooms and two reception rooms, this characterful extended detached home is further enhanced by a double garage and manageable gardens. The property is situated in the Chellow Dene area close to the reservoir, Bradford Royal Infirmary, University Management Centre, Heaton village, Lister Park and Cartwright Hall Art Gallery. The property is readily accessible to all local transport links for Bradford, Leeds, Skipton and Ilkley. Contact Robert Watts to arrange YOUR viewing today.

£385,000

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OPEN PORCH

HALLWAY

RECEPTION ROOM 15'1" x 12'9" (4.6m x 3.89m)

RECEPTION ROOM 14'8" x 13'4" (4.47m x 4.06m)

Useful understair store

KITCHEN 12' x 12'3" (3.66m x 3.73m)

Selection of wall and base units, work tops, sink unit, built in double oven, separate 5 ring gas on glass hob and extractor, integrated fridge freezer, integrated two drawer dishwasher, electric warming drawer- tiled floor, underfloor heating

UTILITY AREA Plumbed for auto-washer. Guest WC off

BEDROOM FOUR 12'1" x 9'6" (3.68m x 2.9m)

Underfloor heating

EN-SUITE BATHROOM Four piece suite comprising spa bath, shower cubicle, wash basin and WC. Tiled floor, underfloor heating

LANDING Access to loft via pull down ladder

BEDROOM ONE 11'1" (3.38) x 10' (3.05) (plus robes)

Fitted wardrobes

BEDROOM TWO 15'1" x 7'7" (4.6m x 2.3m)

BEDROOM THREE 9'9" (2.97)x 8'9" (2.67) (both max)

Fitted wardrobes

SHOWER ROOM WC, wash basin and shower cubicle

OUTSIDE Drive to double garage with power (restricted access) open garden areas to immediate curtilage

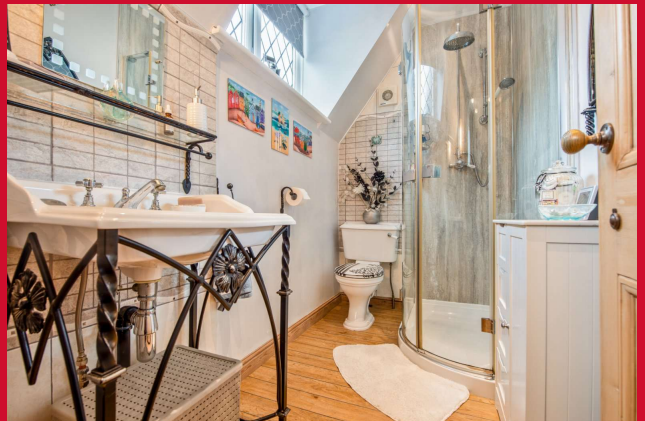
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

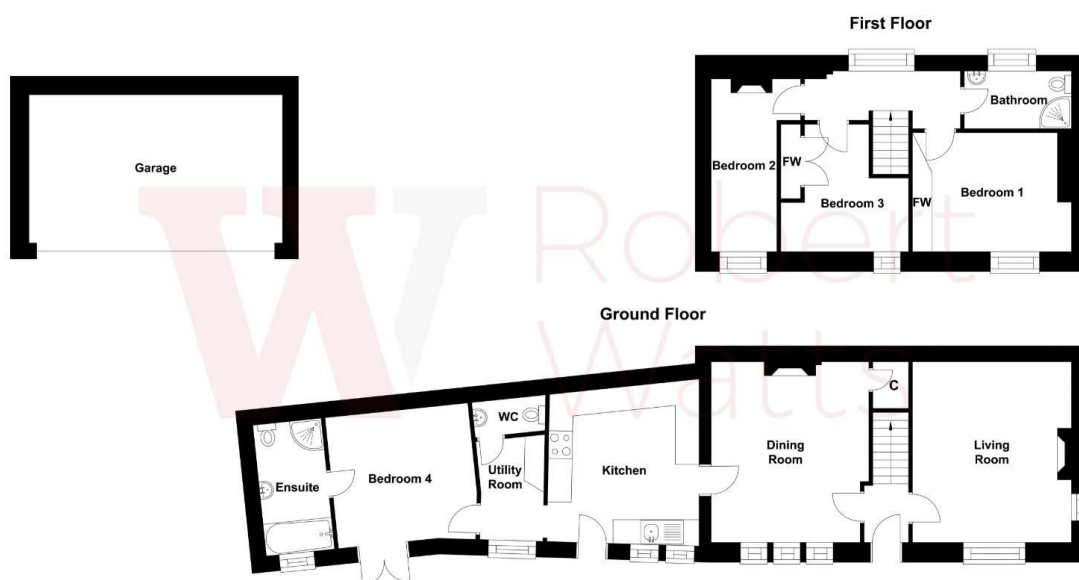
TENURE Freehold

COUNCIL TAX Bradford

Band E with improvement indicator

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		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		