



2 Royds Hall Cottages, Royds Hall Lane, Low Moor, Bradford, BD12 0EJ

Situated within the stunning grounds of Royds Hall Estate this exceptional Grade II listed cottage is steeped in character and charm one would expect. Sat over two floors this lovely EXAMPLE currently provides TWO BEDROOMS one with en-suite facilities, dining kitchen, utility room and house bathroom which we feel, would appeal to professional couples, those looking to downsize or young family. Ideal for many of the rural walks surrounding the estate yet within easy access of many amenities, schools, shops and commute to neighbouring towns and cities to include Manchester and Leeds via the motorway network. Externally there are pleasant grounds to front and rear ideal for entertainment or to just enjoy the rural setting.

£250,000

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ENTRANCE HALL

Solid timber door leading through to the entrance hall. Open staircase leading to first floor

LOUNGE 17'8" x 14'1" (5.38m x 4.3m)

Well presented with fuel stove set within a stone hearth. Traditional oak wall, exposed beams and window seat. Leaded glass mullion windows to the front overlooking garden

KITCHEN 20'6" x 9'9" (6.25m x 2.97m)

With timber door, this spacious kitchen having a range of wall and base units, worktops and tiled splashback. Inset porcelain double sink and mixer tap. Spotlights and window to the rear with stone sill. Door leading to rear garden

UTILITY ROOM 7'7" x 7' (2.3m x 2.13m)

Housing boiler. Useful room with wine store

BATHROOM 12'1" x 5'11" (3.68m x 1.8m)

Access off from kitchen. Four piece suite with walk in shower, freestanding oval bath with mixer shower tap, sink with mixer tap and W.C. Tiled floor and part tiled walls. Heated towel rail

LANDING

A timber galleried landing with access to two bedrooms and overlooks the kitchen

MASTER BEDROOM 16'5" x 11'6" (5m x 3.5m)

With traditional oak doors and exposed feature beams. A timber panelled door leading to separate wardrobe space with Velux window

EN-SUITE

Off from master bedroom. Sink with mixer tap and W.C. Velux window and part tiled walls

BEDROOM TWO 12'8" x 8'8" (3.86m x 2.64m)

Good size bedroom with exposed beams. Built in cupboards and traditional oak door

OUTSIDE

The cottage is accessed through a wrought iron gate with well maintained lawn to the side and surrounded by wrought iron fencing and hedges. Large patio area to the rear with far reaching open views. Raised flower beds and a stone built store room

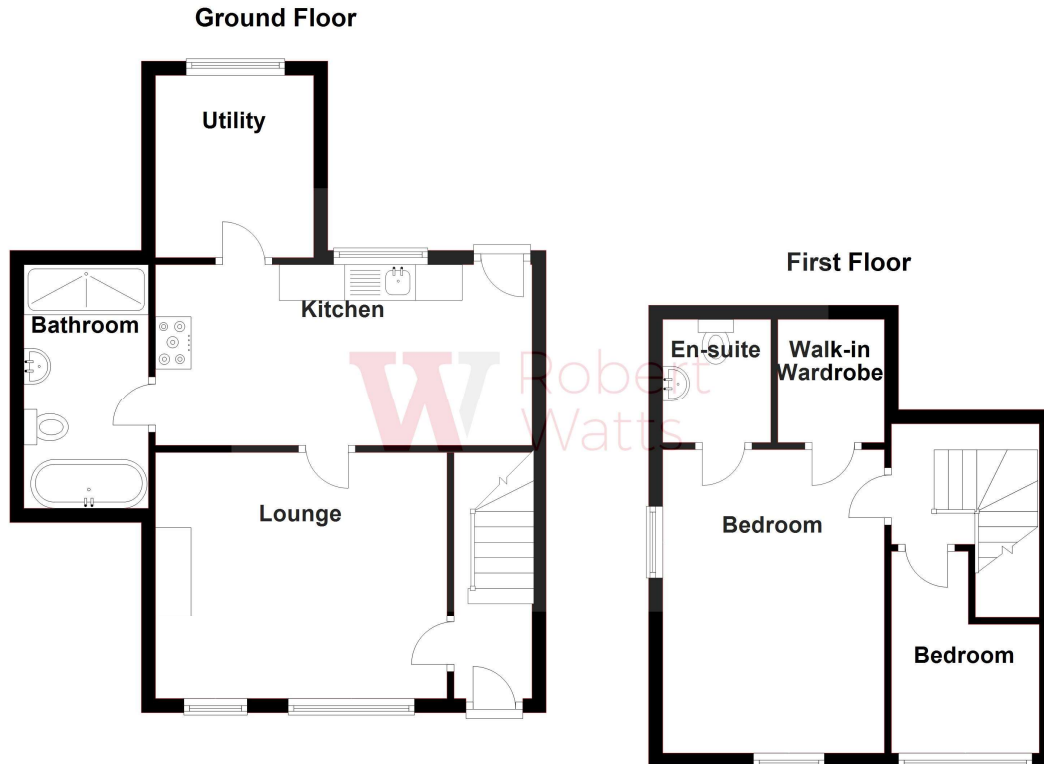
FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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