



The Crofters, 8 Jackson Hill, Queensbury, Bradford, BD13 2LA

**** A RARE OPPORTUNITY WHICH SHOULD NOT BE MISSED ** IDEAL SMALL HOLDING FOR THOSE LOOKING FOR THAT SOMETHING DIFFERENT **** Former 2 cottages which have been one for many years and provide a great FAMILY HOME with single story living. Currently full of character and charm YET is in need of refurbishment throughout and PRICED accordingly to compensate this work. A 32FT lounge enjoys the FAR REACHING VIEWS across the valley, dining room allows access to a good size dining kitchen and utility. FOUR BEDROOMS and FIVE PIECE BATHROOM. Externally enviable grounds consist of off road parking for several cars and LARGE PERMANT BUILT DETACHED OUTSIDE (former stable block). Impressive gardens, well stocked and ideal entertaining space. Through the gate is a LARGE GRAZING Paddock which could be Utilized as many things.. THIS PROPERTY AND GROUNDS can only be appreciated on internal inspection

£280,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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PLEASE NOTE The property is a probate sale so some information may be limited.

** Not all major utilities are mains connected **

ENTRANCE VESTIBULE

Leading to the hallway

HALLWAY

L shaped with loft access

LOUNGE 32'10" x 16'10" (10m x 5.13m)

Fantastic size reception room with double windows with built in window seats, enjoying far reaching views. Individual by design fireplace and panelled ceilings throughout. Built in cupboards alcoves and exposed feature brick walls that compliment the room

DINING ROOM 15' x 11'1" (4.57m x 3.38m)

Feature exposed brick walls and panelled ceiling. Double arch door giving access to the kitchen and door leading to the lounge

KITCHEN 16'8" x 11'1" (5.08m x 3.38m)

Good size, traditional dining kitchen with a selection of wall and base units. Worktops, sink and drainer. Splash back tiled walls, space for range cooker and integrated fridge freezer. Panelled ceiling and exposed feature brick walls

UTILITY ROOM 7'10" x 9'9" (2.4m x 2.97m)

Housing boiler. Worktops, plumbing for washer and space for dryer. Door leading to the rear garden

BEDROOM ONE 14'8" x 18'10" (4.47m x 5.74m)

Stunning views. Fitted bedroom furniture with overhead store

BEDROOM TWO 16'5" x 12'6" (5m x 3.8m)

Bedroom furniture

BEDROOM THREE 13'3" x 8'11" (4.04m x 2.72m)

BEDROOM FOUR 8'6" x 6'5" (2.6m x 1.96m)

BATHROOM

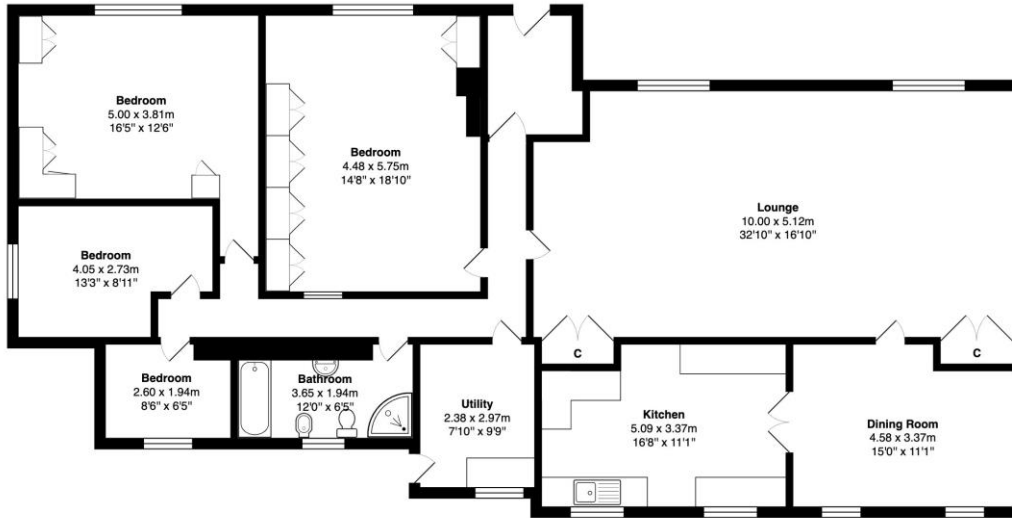
Impressive 5 piece bathroom suite with sunken bath, corner shower cubicle, sink, W.C and bidet

OUTSIDE

Large parking area housing permanent built, former stable which is utilised as a workshop, with power and light. Large gardens with mature borders, lawns and seating area. Leading through the gate is a large parcel of graze land. The cesspit is located within the land with access rights over to empty it

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

Total Area: 181.1 m² ... 1949 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 601119
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 @robertwatts_

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