



18 Corn Mill Fold, Woodside, Bradford, BD6 2HQ

Built around 20 years ago this END TOWN HOUSE will appeal to many, especially young families. Currently providing FOUR BEDROOM, TWO BATH / SHOWER ROOM well presented accommodation arranged over THREE FLOORS. The ground floor kitchen diner offers a well-proportioned eating area with direct access to the garden, and the integral garage has been re-purposed as a useful utility and store room. Further benefits to include GCH, DG and ALARM. Handy for local amenities including Tesco's and offering travel to both Halifax and Bradford.

Contact Robert Watts to arrange YOUR VIEWING today.

£245,000

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GROUND FLOOR

ENTRANCE HALL

Store cupboard and stairs to the first floor

CLOAKROOM

Sink and W.C

UTILITY ROOM 8'7" x 11'11" (2.62m x 3.63m)

Part of the garage. Plumbing for washer and space for dryer. With insulation

DINING KITCHEN 15'2" x 11'8" (4.62m x 3.56m)

Selection of wall and base units. Worktops with sink and drainer. Splash back tiled walls, oven, hob and extractor. Built in dish washer (could be used for washer) and patio doors leading to rear garden

FIRST FLOOR

LANDING

Store cupboard

LOUNGE 15'3" x 11'10" (4.65m x 3.6m)

Good size room with feature fireplace and dual aspect windows, allowing plenty of natural light

BEDROOM ONE/RECEPTION 8'9" x 11'1" (2.67m x 3.38m)

Currently utilised as a second reception room

SECOND FLOOR

LOFT

Boarded

BEDROOM TWO 8'10" x 10'9" (2.7m x 3.28m)

ENSUITE

Shower cubicle, sink and W.C

BEDROOM THREE 8'11" x 10'8" (2.72m x 3.25m)

BEDROOM FOUR 6'1" x 10'8" (1.85m x 3.25m)

BATHROOM

Three piece white suite. Part tiled walls

OUTSIDE

Off street parking to the front with lawn area. Paved area to the rear which enjoys the sun. Outside tap, electric ports and shed

GARAGE 8'7" x 6'5" (2.62m x 1.96m)

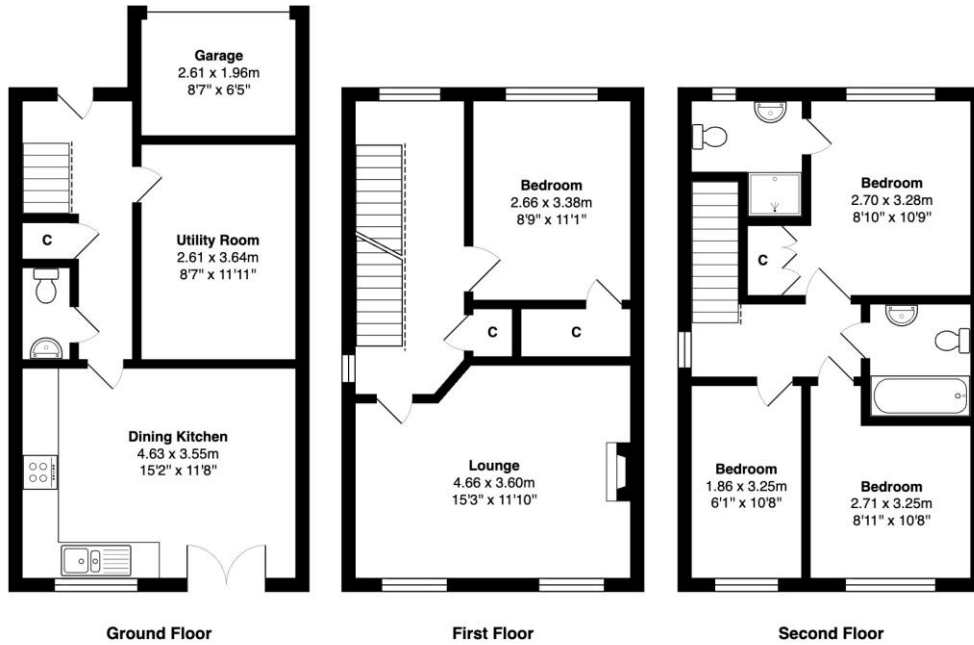
Water tap

BUYER DISCLAIMER

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.





Total Area: 116.8 m² ... 1257 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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