



Hodgson Fold, Bradford, BD2

£265,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

HouseSimple are pleased to offer to the market this wonderful and unique 3 bedroom barn conversion. This is a simply stunning property, full of character and charm throughout. Situated in a quiet location, it is spaced over 3 floors and offers amazing open plan living a

Key features:

- Character and charm
- no chain
- maintained to the highest standard
- Quiet location
- Original features
- 3 bedrooms
- en-suite
- stunning open plan living
- Viewing is highly recommended
- Barn conversion

Extra info:

- **Property Age:** 200 years
- **Council Tax:** Band C (£125.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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The accommodation briefly comprises on the ground floor; entrance hallway, spacious sitting room, 2 bedrooms and house bathroom. Stairs from the hallway rise to the first floor offering the master bedroom with en-suite shower room. On the lower ground floor is the quite breathtaking open plan living area. It is set over different levels and offers fitted kitchen with breakfast bar, dining area and spacious living room. Externally there is access to secure gated off road parking area, which is exclusive to the development. To the rear is a well stocked and mature south facing courtyard garden, an excellent area to relax and enjoy the peace and quiet.

Lower ground floor

Lower ground floor

Open Plan Living Dining Kitchen 10.50m (34'5") x 5.40m (17'9")

Two windows to rear, two windows to side, fireplace, two double radiators, stairs, door to:

Store

Ground Floor

Sitting Room 6.00m (19'8") max x 3.24m (10'8")

Window to front, fireplace, double radiator, fitted carpet with feature beams, door to:

Bedroom 2 4.67m (15'4") x 3.24m (10'8")

Two windows to rear, radiator, fitted carpet, door to:

Bedroom 3 3.40m (11'2") x 3.10m (10'2")

Window to side, radiator, fitted carpet, door to:

Bathroom 2.32m (7'7") x 2.28m (7'6")

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, heated towel rail, tiled flooring, door to:

Entrance Hall

Fitted carpet, stairs, door.

First Floor

Master Bedroom 3.67m (12') x 3.24m (10'8")

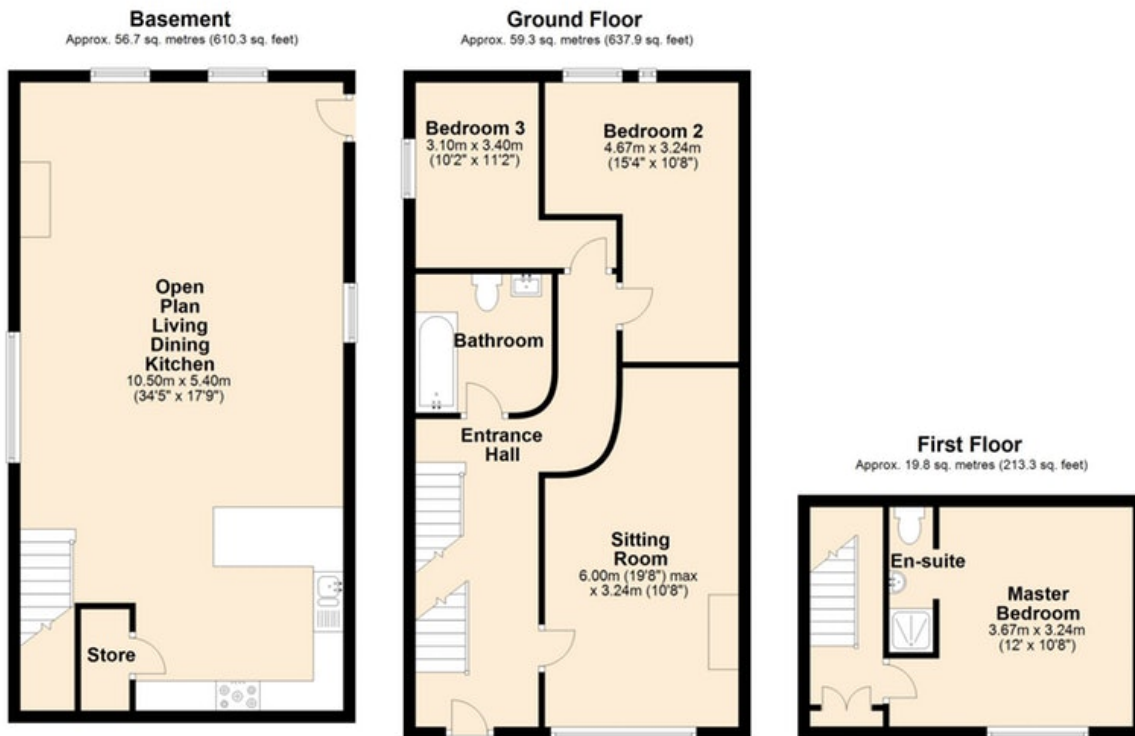
Window to front, radiator, fitted carpet with exposed beams, open plan, door to:

En-suite

Fitted with three piece suite comprising wash hand basin, shower enclosure and close coupled WC, laminate flooring.

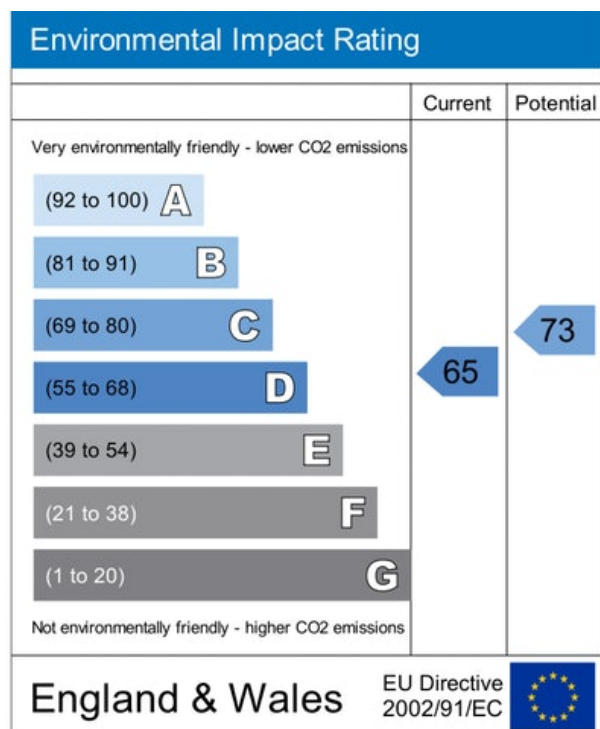
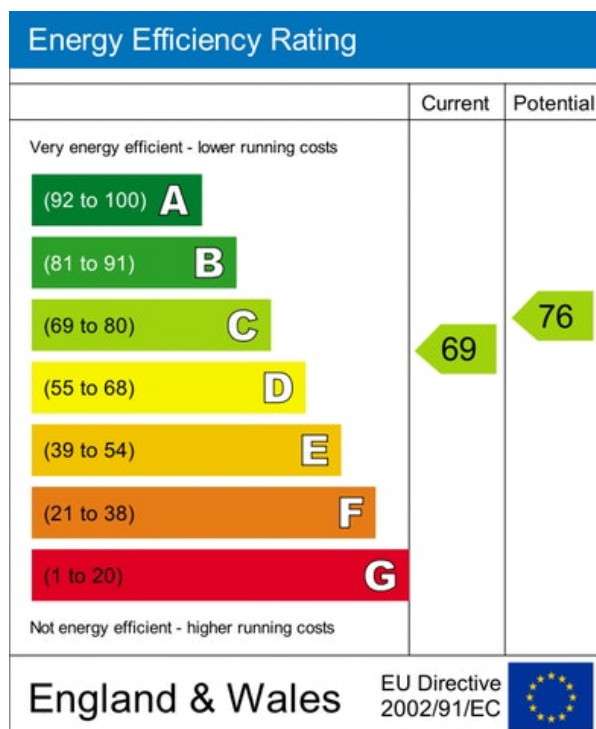
Storage cupboard, double door.

Floor plan:



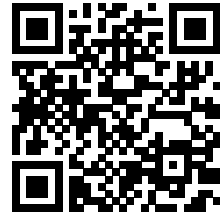
Total area: approx. 135.8 sq. metres (1461.5 sq. feet)

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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