



Shay Farm Cottage, 60 Shay Lane, Bradford, West Yorkshire, BD9 6SQ

A well presented two bedroom Grade II listed detached cottage in a well regarded rural location. Having views across fields, positioned on a cul de sac road and having a driveway for multiple vehicles a viewing is highly recommended.

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Bradford 3 miles, Skipton 15 miles, Leeds 12 miles (all distances approximate)

Guide Price: £220,000

- Detached cottage
- Grade II listed cottage
- Driveway parking
- Two bathrooms
- Character sandstone home



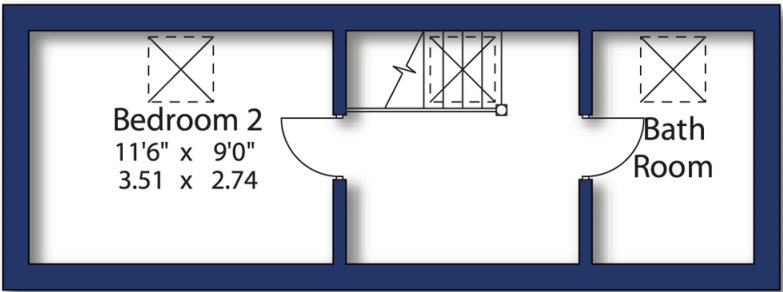
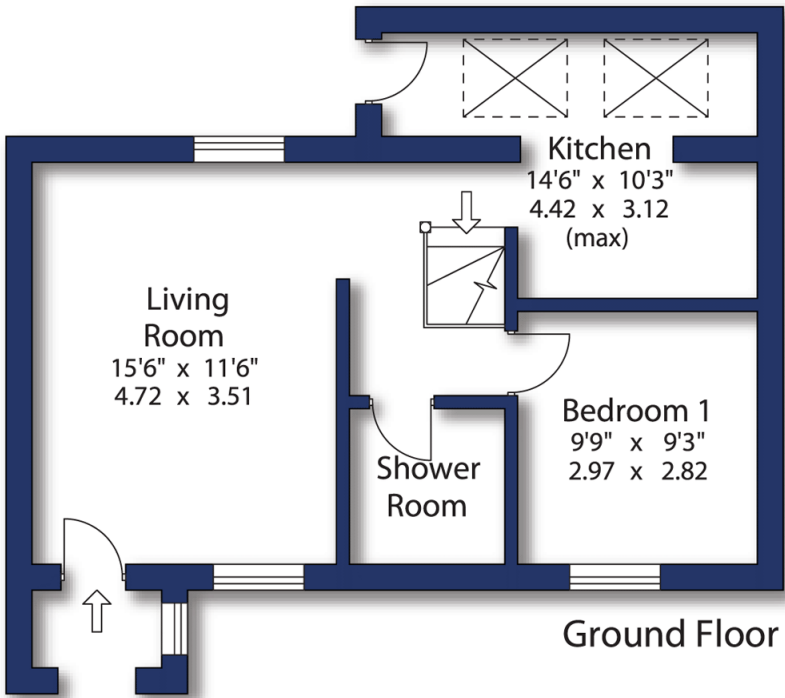
General remarks

Delightfully situated within a prestigious residential location is a well presented detached cottage. The property will attract to a wide audience with its position on a quiet country lane, low maintenance and pretty outlook. The property is well presented throughout while in keeping with the local character, includes gas heating and double glazing, indeed an early viewing comes highly recommended.

The accommodation briefly comprises of porch to the front, good sized living room with stone fire place and dual aspect windows, extended fitted kitchen with door to the rear, master bedroom with fitted robes and a modern shower room all the ground floor. The first floor landing provides access to a further bedroom and the house bathroom, note that the head height is limited to the first floor. Externally to the front is a mature

lawned garden with shrubs and flower beds around, there is a stone paved walkway and private gated driveway. There is access to the rear on a small gated paved footpath.

The property sits on the edge of Heaton, close to Shipley and Saltaire. Heaton is a popular and well established residential neighbourhood in the heart of the Aire Valley, The Historic World Heritage Site of Saltaire is within comfortable driving distance where a broad range of everyday shops and quaint eateries are available as well as a railway station from where there is a frequent service into the cities of Leeds and Bradford and into the popular local towns of Skipton and Ilkley.

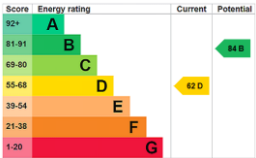


First Floor
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Contact us



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Directions

Heading from our office in Saltaire on Bingley road turn left at the traffic lights onto Moorhead Lane where it then continues onto High Banks Lane. Take the left at the traffic lights and left again only Long Lane as it continues onto Shay Lane where the property can be seen as identified by our for sale board.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Mains electricity, water and gas are installed. Domestic heating is from a gas fired combination boiler. Drainage is to a shared septic tank.
- Gated private driveway

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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