



33 Daisy Hill Lane, Bradford, West Yorkshire, BD9 6BS

A superb opportunity to purchase a Grade two listed stone built terrace cottage with shared gardens delightfully situated within a popular residential location. NO CHAIN

77 Bingley Road, Saltaire, Shipley, West Yorkshire,
BD18 4SB

Tel: 01274 581794

Email: saltaire@dacres.co.uk

dacres.co.uk





33 Daisy Hill Lane, Bradford, West Yorkshire, BD9 6BS

Bradford 2 miles, Skipton 13 miles, Leeds 13 miles (all distances approximate)

Guide Price: £85,000

- Stone built terrace cottage
- Filled with character
- Recently updated throughout
- Shared gardens
- No chain

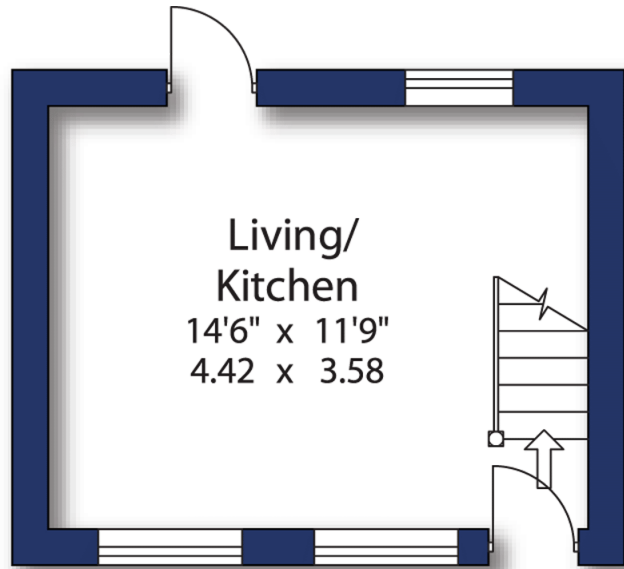


General remarks

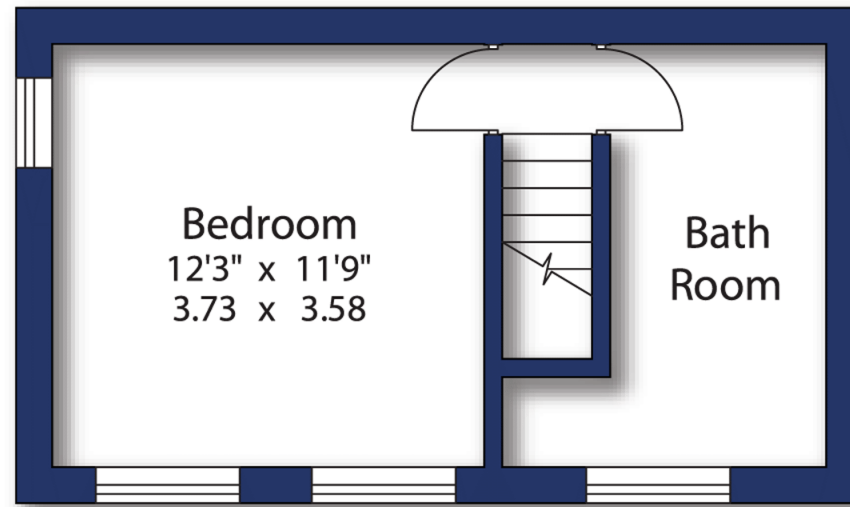
Delightfully situated within a popular residential location is a one bedroom stone built terrace cottage in a popular location. The cottage offers attractive living which includes character features throughout while offering timber framed double glazing and modern bathroom fittings. The property also benefits from superb shared garden areas. Indeed an internal inspection is fully recommended.

The accommodation comprises of a living room with modern kitchenette, to the first floor are a double bedroom and recently refurbished bathroom. Outside the property is complimented by attractive gardens with lawn, flower beds and shrubs enjoying a pleasant aspect.

The property is situated in the Daisy Hill area of Heaton and is to be found a little to the North of the centre of Bradford, close to Lister Park and the Cartwright Hall Art Gallery and readily accessible to the city's central amenities and the adjoining town of Shipley. Heaton has a range of shops, pubs and local sports clubs and is also the official home of the Bishop of Bradford. For those who need to travel 'metro' rail stations can be joined at Shipley and Frizinghall and from there are frequent services throughout the day into the centre of Bradford and with connections also to Leeds, Skipton and Ilkley.



Ground Floor



First Floor

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Contact us



01274 581794



saltire@dacres.co.uk

Directions

From the Bradford Royal Infirmary proceed along Duckworth Lane in the direction of Allerton which becomes Pearson Lane and after a short distance take a right turn up Daisy Hill Lane. The property will then found on the left hand side identified by our for sale board.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- On street parking

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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