



## Hodgson Fold, Bradford, West Yorkshire, BD2 4EB

- THREE BEDROOM PRE 1900 STONE BUILT BARN CONVERSION
- TWO RECEPTION ROOMS / ALSO COULD BE A FOURTH BEDROOM
- CHARACTER CHARM HOME WITH WOODEN BEAMS & ORNATE FIREPLACES
- THREE PIECE BATHROOM SUITE
- DOUBLE GLAZED - GAS CENTRAL HEATING
- ACCOMMODATION OVER THREE FLOORS
- SPLIT LEVEL LOUNGE & MODERN KITCHEN WITH TILED FLOOR / SPOT LIGHTS
- BEDROOM 1 WITH ENSUITE
- GARDEN AREA FOR SPENDING TIME OUTSIDE
- COUNCIL TAX BAND C - EPC RATING GRADE D

**Offers In The Region Of £235,000**

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Nestled in the charming area of Hodgson Fold, Bradford, this delightful built around 1750, stone mid-barn conversion family home offers a blend of character and charm. Spanning approx. 1,345 square feet, the property boasts accommodation spread over three floors, making it an ideal choice for families seeking space and comfort.

The house boasts two inviting reception rooms, providing ample space for relaxation, entertaining. the layout is both practical and appealing. The first floor reception could also be used as a fourth bedroom if required. The split-level lounge & kitchen exudes warmth and charm, enhanced by wooden beams.. The kitchen is a standout feature, complete with a tiled floor and contemporary spotlights, making it a great space for culinary enthusiasts.



The property features three bedrooms, with bedroom 1 having an ensuite bathroom, ensuring privacy. Additionally, there is a well-appointed three-piece bathroom suite, catering to the needs of the household.

Outside, there is a garden space, for enjoying the outdoors during warmer months. The property is double glazed, ensuring energy efficiency and comfort, while gas central heating provides warmth during the cooler seasons. it is accessible from the street on two sides: the front door from the upper ground floor, and the back door from the lower ground floor. We have made the title plan a picture on the listing for reviewing by any potential buyer.



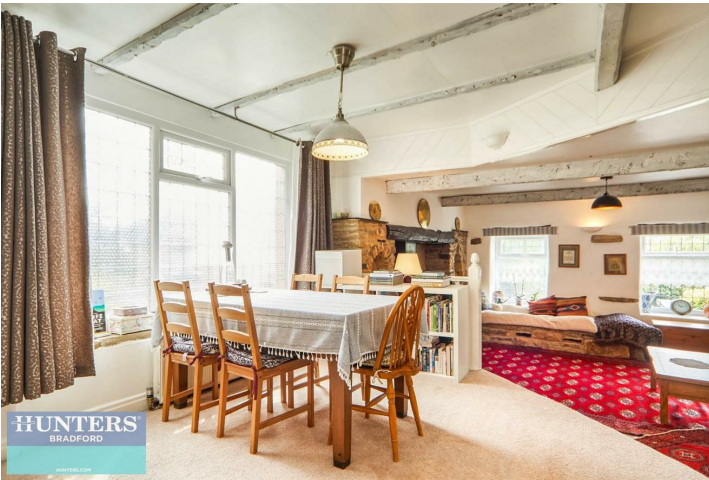
With a council tax band C and EPC rating of grade D, this indicates a reasonable level of energy efficiency, which is an important consideration for modern buyers.

This property is an opportunity to purchase a characterful home in a cul-de-sac location. Parking is available through rear access to the garden or at the resident-only parking area. In summary, this family home in Hodgson Fold presents a wonderful opportunity to acquire a well-appointed property in a popular area of Bradford





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## LOWER GROUND FLOOR

Living Room  
17'2" x 17'1"

Office Area

Kitchen  
10'11" x 10'6"

## GROUND FLOOR

Lounge  
19'5" x 10'7"

Bedroom 2  
15'1" x 10'7"

Bedroom 3  
12'9" x 6'7"

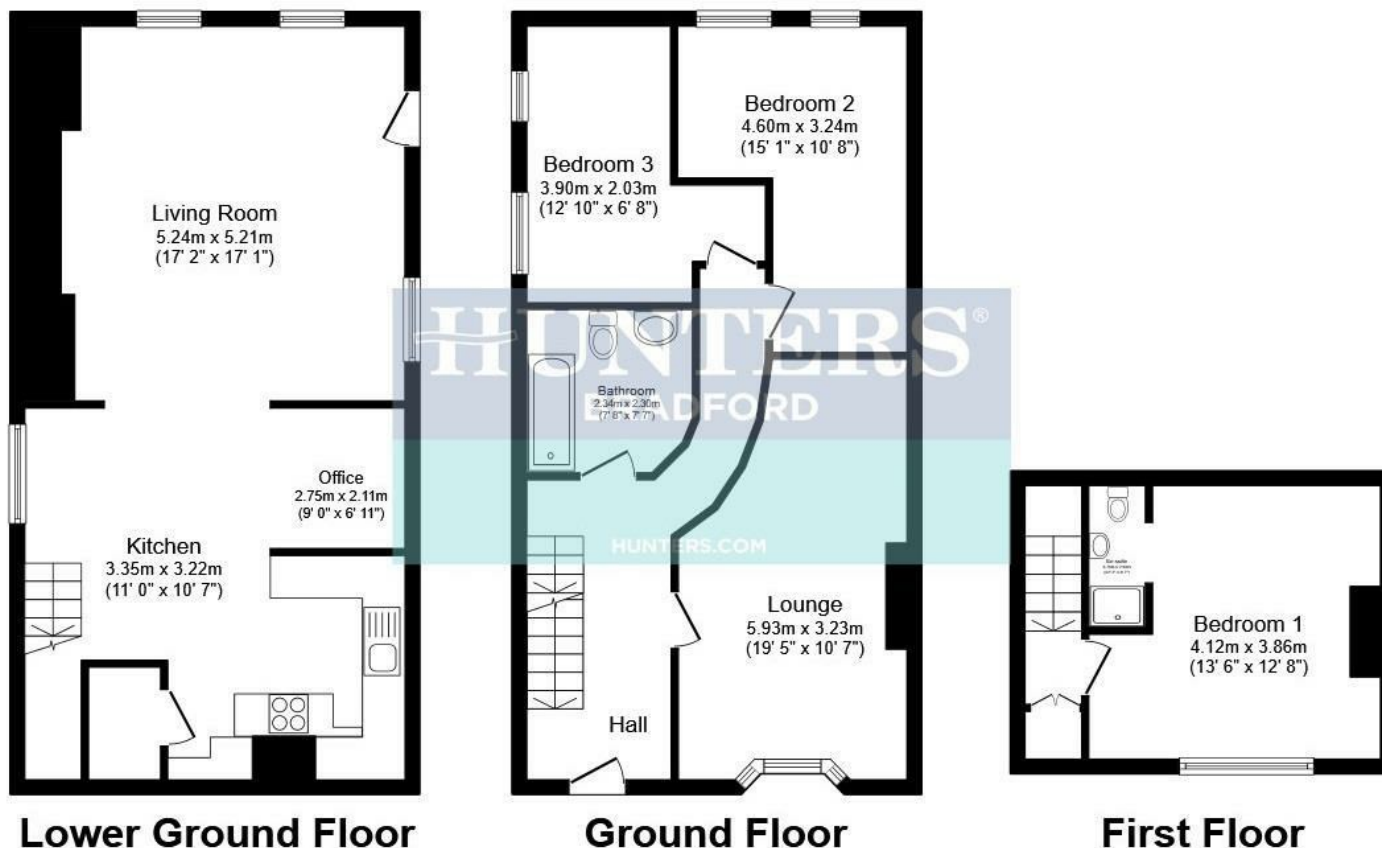
Bathroom  
7'8" x 7'6"

## FIRST FLOOR

Bedroom 1  
13'6" x 12'7"

EXTERNAL

Garden



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

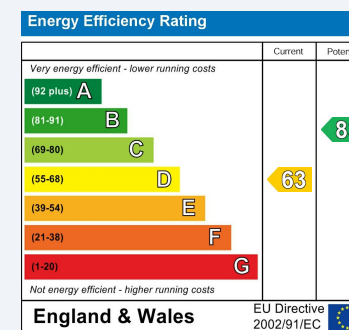
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.