



## **Brogden House Farm Greenfield Lane Bierley BD4 6QQ**

An attractive, middle property providing generous three bedroom family accommodation, retaining a number of original features while offering a degree of scope for improvement. The property has private parking and large gardens to the rear with fine views.

Convenient position on the edge of the Bierley just 4 miles to the south of Bradford City centre and within easy reach of the motorway network.

**Guide Price £240,000**

# Brogden House Farm Greenfield Lane Bierley BD4 6QQ

• Bradford (city centre) 4 miles • Leeds 12 miles • Halifax 8 miles • Huddersfield 12 miles • Wakefield 16 miles •

## Location

The property enjoys a peaceful backwater position on the edge of Bierley off Bierley Lane with the shared entrance being from Spen View Lane. Links by road are excellent with the centre of Bradford just 4 miles to the north and easy access to the M606 and M62 motorways opening commuting possibilities still further.

## Description

This attractive middle house has undergone a number of improvements in recent years including a replacement gas boiler, new double glazed windows, new carpets and redecoration throughout.

The well proportioned accommodation is laid out over two floors with an additional useful cellar accessed from the inner hall.

The house is entered via a pleasant kitchen/dining room with a range of wood fronted base and wall units, laminate surfaces and a 1½ bowl sink and drainer. There is plumbing for a washing machine and dish washer and there is a range style gas cooker set in a feature alcove and surround. Vokera wall mounted combination gas boiler. The inner hall with access via stone steps to a useful cellar also gives access to a good sized sun room with double glazed windows to three sides providing plenty of natural light. The inner hall leads through to the main entrance hall with impressive original staircase leading to the first floor via a half landing. Accessed from the main hall is a well proportioned living room with patio door to the garden. There is a gas fire set in a feature stone surround, cornice to the ceiling and wall light points.

The first floor landing gives way to two double bedrooms and a smaller single third bedroom. The two larger bedrooms both have original fireplaces with bedroom 1 having attractive arched alcoves either side. The house bathroom comprises a panelled bath with electric shower over, pedestal wash basin and low level W.C.

## Outside

The property is approached from Spen View Lane via a shared entrance that leads round to the right with private parking and pleasant enclosed garden area with small lawn and yard.

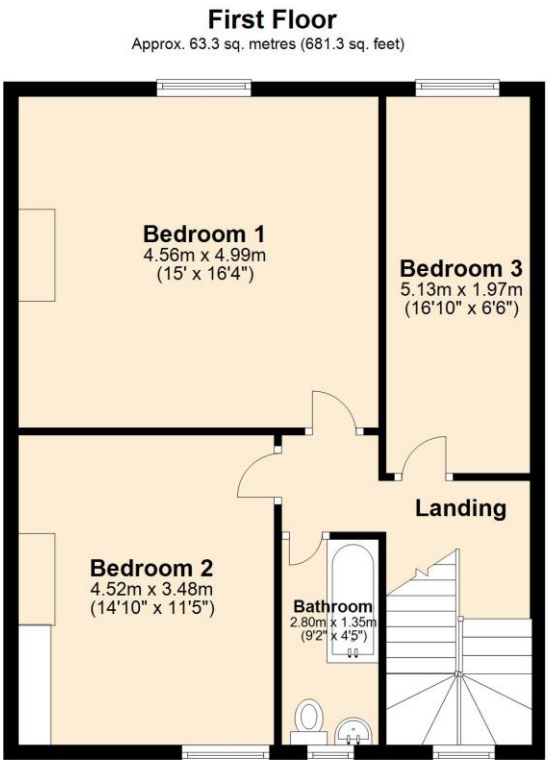
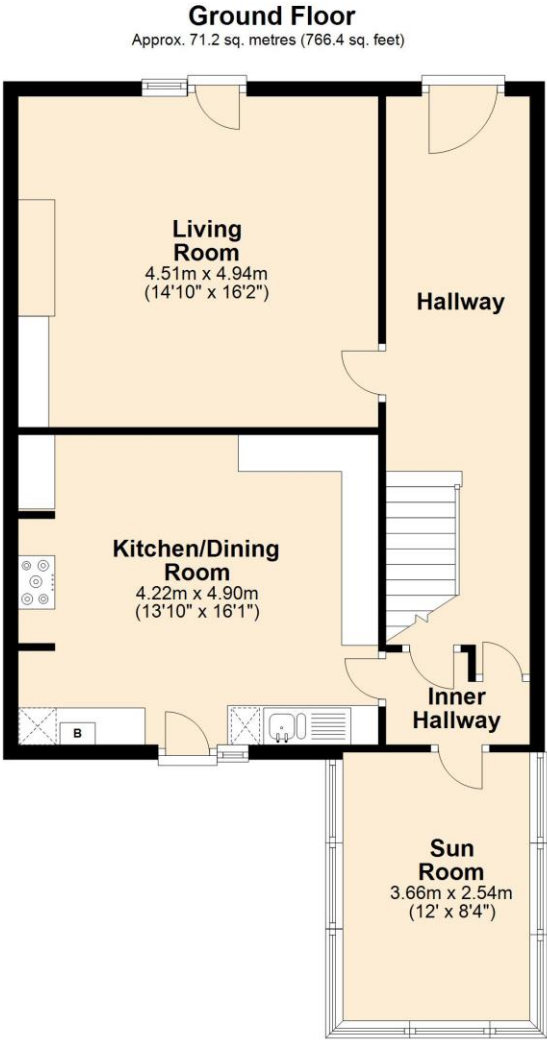
To the rear is an extremely generous L-shaped garden of predominantly lawn with patio seating area against the house and a useful new garden shed. There is a mature cherry tree in the centre of the garden with views to the south east over open countryside.

## Tenure

Freehold







Total area: approx. 134.5 sq. metres (1447.7 sq. feet)







**Services**

Mains water, drainage, electricity and gas. uPVC double glazing and gas central heating throughout.

**Energy Rating**

D 56

**Council Tax**

Band C (Bradford Metropolitan District Council)

**Directions**

From the roundabout on the A6177 between Dudley Hill and Newhall take the second exit onto Bierley Lane heading south and continue straight across at the first and second roundabouts. At the third mini roundabout take the first exit onto Boy Lane and after about 50 metres turn left onto Spen View Lane. The entrance to Brogden House Farm can be found on the right after about 30 metres. Follow the drive in bearing to the right where Brogden House Farm can be found in the corner. A David Hill for sale sign has been erected.

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