



## Oak Lea, Bradley, BD20 9EQ

**Asking Price £275,000**

- THREE BED MID TERRACE
- PRIVATE PARKING TO THE REAR
- GENEROUS GARDEN TO FRONT
- DINING KITCHEN
- GENEROUS SITTING ROOM
- SOUGHT AFTER VILLAGE
- CLOSE TO LOCAL AMENITIES
- EARLY VIEWING RECOMMENDED

# Oak Lea, Bradley, BD20 9EQ

Tucked away in a peaceful corner of this CHARMING VILLAGE is Oak Lea, A DELIGHTFUL ROW OF HIGH-QUALITY PROPERTIES. No. 3 stands out with its EXPANSIVE FRONT GARDEN and rare feature of PARKING TO THE REAR. The property has THREE GOOD SIZED BEDROOMS and is ideal for a growing family, a couple, or those looking to downsize while embracing the tranquillity of village life.



Council Tax Band: C



## PROPERTY DETAILS

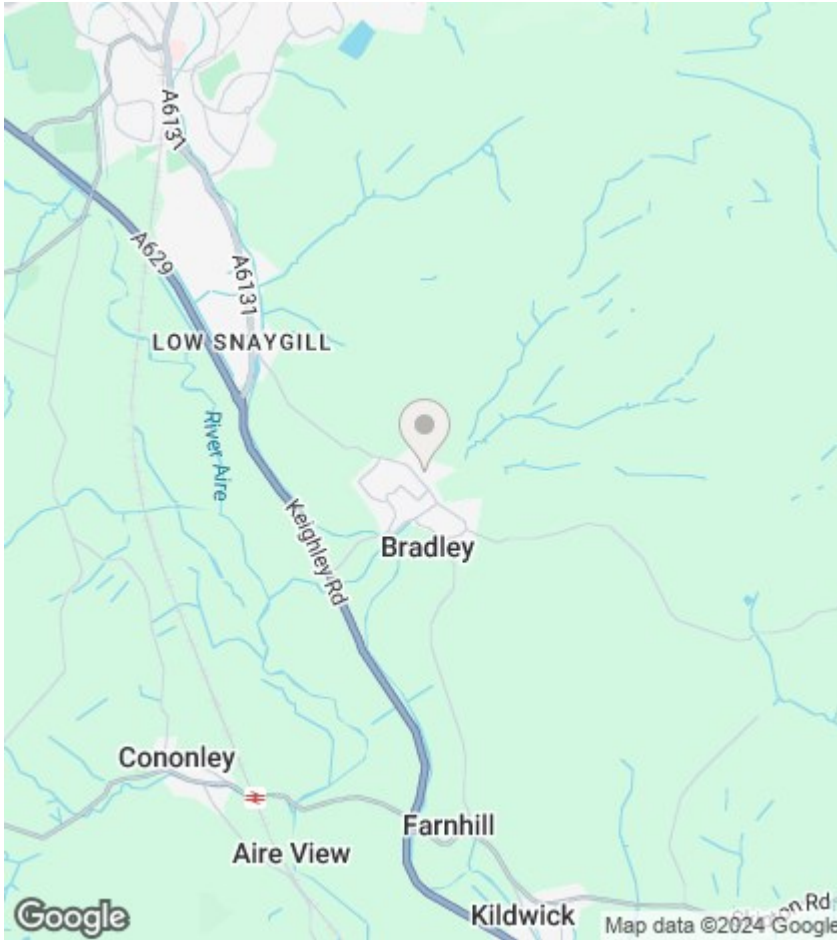
Tucked away in a peaceful corner of this charming village is Oak Lea, a delightful row of high-quality properties. No. 3 stands out with its expansive front garden and rare feature of parking to the rear. The property is ideal for a growing family, a couple, or those looking to downsize while embracing the tranquillity of village life.

As you step through the front door, you're welcomed into an inviting entrance hall, complete with an enclosed staircase leading to the first floor. The generous sitting room features an attractive fireplace and offers picturesque views of the garden and the rolling hills beyond. From here, you'll move into the well-equipped dining kitchen, which has direct access to the rear of the property. An inner hall connects to a large walk-in storage room and additional storage beneath the stairs, providing ample space for household essentials.

On the first floor, you'll find two spacious double bedrooms, with the master bedroom enjoying breathtaking views. There's also a comfortable single bedroom and a modern bathroom, perfect for contemporary living.

Bradley, one of the Aire Valley's most sought-after villages, offers a traditional village pub, a local shop, and an excellent primary school, all within walking distance. Just a short drive away is the bustling market town of Skipton, which boasts a wide range of amenities, including top-rated secondary schools and excellent commuter links to larger business hubs.

If you're seeking a three-bedroom home in an idyllic village setting with convenient access to nearby amenities, this property deserves a closer look.



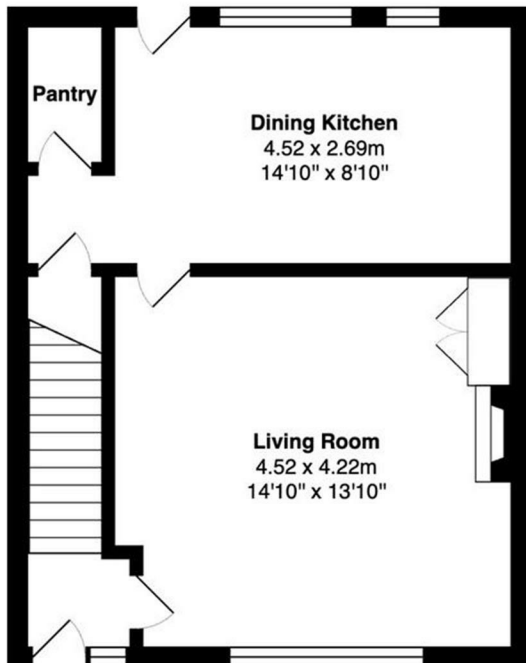
## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

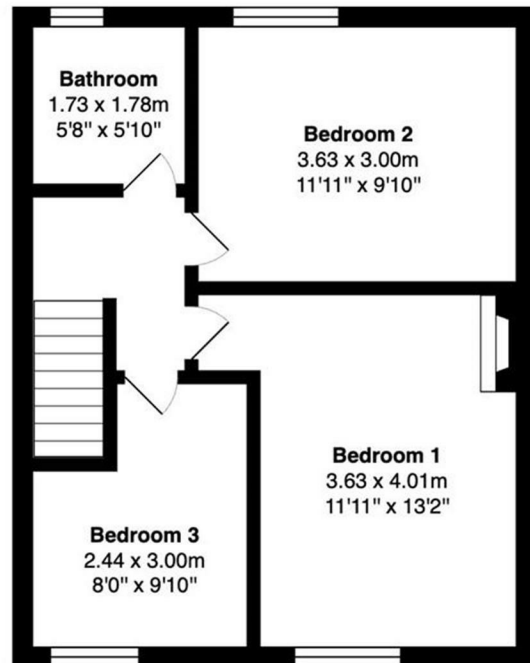
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 78.0 m<sup>2</sup> ... 840 ft<sup>2</sup>

All measurements are approximate and for display purposes only