



11 LIDGET ROAD, BRADLEY BD20 9DS

£385,000


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



Beautifully presented semi-detached home situated in the popular village of Bradley. Proving perfect space for a growing family, this property features three reception rooms, newly fitted kitchen, three double bedrooms, two bathrooms, parking, garage and gardens!

The popular village of Bradley is located only two miles to the south of Skipton, and benefits from a range of local amenities including a pub, a village shop, a primary school and a church.

The historic town of Skipton provides comprehensive shopping and leisure facilities within 10 minutes drive of the Yorkshire Dales National Park, close to the popular holiday destinations of Malham, Grassington and Bolton Abbey. Skipton's railway station has regular services to Leeds and Bradford and a daily service direct to London. The major towns of East Lancashire and West Yorkshire are all within easy commutable distance.

With gas-fired central heating and uPVC double glazed windows, the accommodation is described in brief below with approximate room sizes:-

Ground Floor

Entrance Hall

Entered through a UPVC front door with vinyl flooring, under stairs storage, additional storage cupboard and radiator.

Shower Room

Three piece suite comprising; low suite wc, hand basin and shower cubicle with thermostatic shower over. Part tiled walls, extractor fan, chrome heated towel rail, spotlights and vinyl flooring.

Kitchen

10'8 x 8'9

Shaker in-frame range of wall and base units with oak block worktops, matching splashback and ceramic sink unit. Integrated appliances comprising; Belling 5 ring range cooker, Beko dishwasher and extractor fan. Vinyl flooring and spotlighting.

Utility Room

7'4 x 5'6

Black gloss wall units, plumbing for washing machine and space for dryer. Worcester combination boiler, vinyl flooring and UPVC door leading to outside.

Dining Area

11'11 x 9'5

Vinyl flooring and floor-to-ceiling radiator.

Sitting Room

15'10 x 11'9

Cast iron multi fuel burner set on a stone hearth with decorative oak mantel. Coving, radiator and long distance views over countryside.

Snug/Garden Room

11'11 x 10'1

Cast iron wood burning stove, two wall lights and two Velux windows. Double doors leading to the rear garden.

First Floor

Landing

Storage cupboard and access to the loft space.

Bedroom One

12'5 x 11'6 max

Double room with long distance views over countryside. Built-in wardrobes and radiator.

Bedroom Two

10'2 x 8'5

Double room with views to the rear elevation and radiator.

Bedroom Three

10'1 x 8'4

Double room with views to the rear elevation and radiator.

Bathroom

Three piece suite comprising; low suite wc, hand basin and panelled bath with shower attachment. Fully tiled walls and flooring, spotlighting and chrome heated towel rail.

Outside

Garage

17'7 x 11'9

With power, lighting and water.

Gardens

To the front of the property there is a private driveway with space for two cars. There is also a lawn with decorative flowers beds with steps leading to the front door.

To the rear there is a decked area from the garden room which then leads to a level paved seating area. Further to this there is a level lawn, mature planted flower beds and wonderful views towards the countryside.



Council Tax & Tenure

Tenure: Freehold

Council Tax Band: D

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Notes & Disclaimer

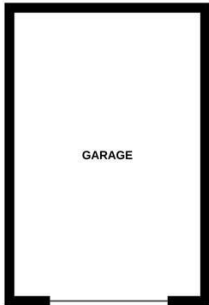
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Viewings

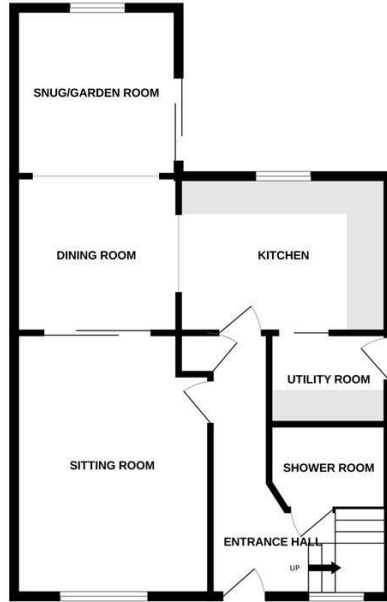
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



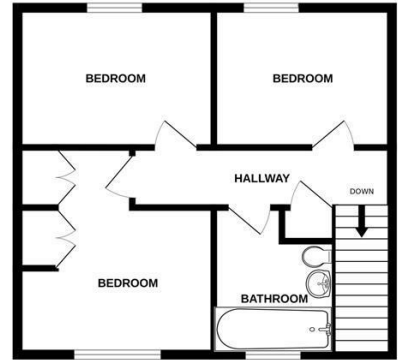
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

D

Energy Performance Graph

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.