



3 COLLEGE COURT, BRADLEY, KEIGHLEY, BD20
9EA

£255,000


CARLING JONES
ESTATE AGENTS & CHARTERED SURVEYORS



Enjoying a peaceful yet convenient location within the popular village of Bradley. This three/four bedroom property provides flexible space for a wide variety of purchasers, benefitting from gardens to the front & rear, single garage, parking and fine long distance views.

Bradley lies 1½ miles south of Skipton on the eastern banks of the Aire Valley. The Leeds-Liverpool Canal runs through the village, with pretty towpath walks to Skipton or Farnhill and beyond. There are also beautiful moorlands skirting the village with heather walks across to Farnhill Moor. Within the village there is the well-respected "Bradleys Both Community Primary School", deriving its name from the village being divided into two parts - Low Bradley and High Bradley. Also within the catchment area for both Ermysteds Grammar School and Skipton Girls Grammar School. There is also a village store, public house and a village hall which is the hub for many activities within this popular and thriving community.

This well proportioned accommodation with gas fired central heating and double glazing throughout is described in brief below with approximate room sizes:-

Ground Floor

Entrance Hall

Oak flooring. Gas central heating radiator. Access to first floor. Sealed unit UPVC entrance door.

WC

Tiled floor. Dual flush WC. Extractor fan. Sink with storage below and tiled splash-back.

Bedroom Four/Study

9' x 6'8

Gas central heating radiator. Sealed unit UPVC double glazed window. Wi-fi entry point.

Kitchen

10'7 x 7'4

Gas central heating radiator. Sealed unit UPVC double glazed window. Sealed unit UPVC rear entrance door. Laminate flooring. Quartz worktops. Fitted contemporary navy fitted wall and base units. AEG four ring gas hob with extractor fan above. Belling gas double oven. Plumbing for dishwasher. Fitted wall mounted Worcester Bosch gas fired combination boiler. Ceramic single bowl sink and drainer with tiled splash-back.

Living Room

23'8 x 11'5 max

A lovely and light living space with dual aspect windows to enjoy the views. Lounge area to the front with fireplace and new living flame gas fire. Dining area to the rear. Two radiators.

First Floor

Landing

Loft access to a boarded loft space with light and power.

Bedroom One

12' x 10'9

Gas central heating radiator. Sealed unit UPVC double glazed window. Fitted full length wardrobes. Fabulous long distance views.

Bedroom Two

11'10 x 10'9

Gas central heating radiator. Sealed unit UPVC double glazed window. Array of fitted furniture. Fabulous long distance views.

Bedroom Three

7'8 x 6'5

Gas central heating radiator. Sealed unit UPVC double glazed window.

Bathroom

Tiled walls throughout. Extractor fan. Ceiling spotlights. Panelled bath with Mira electric shower above. Fitted unit with bowl sink, storage and WC. Heated towel rail. Sealed unit UPVC double glazed window.

Outside

To the front of the property is a well established low maintenance cottage garden.

To the rear is a south facing garden with a stone paved patio area, a lawn section and some flowerbeds.

Garage

16'6 x 8'3

With an up/over door and residents parking area.



Council Tax & Tenure

Tenure: Freehold

Council Tax Band: C

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 Note & Disclaimer

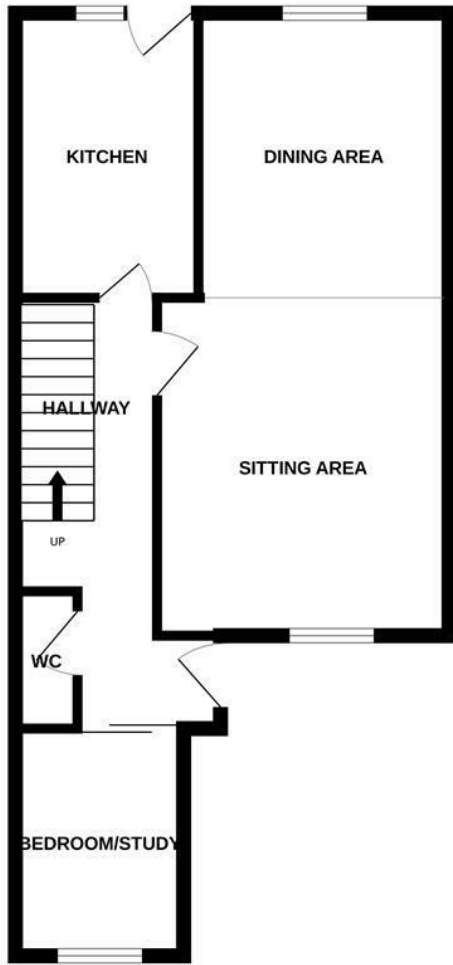
These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Viewings

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



GROUND FLOOR



1ST FLOOR

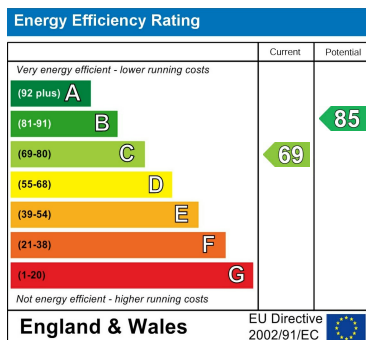


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

C

Energy Performance Graph



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