



**2 WHITE CASTLE COURT  
BRADSHAW  
HALIFAX  
BD13 1LS**

Are you looking for a home with traditional character but modern, luxury fittings? Are you struggling to find a good quality home in a more rural location? Are you not wanting to compromise on space? Would you like garaging and a private garden? The countryside surrounds White Castle Court, and the far reaching view from the full width windows in the living room are a real feature of this beautifully appointed home. Occupying the entire floor of this traditional stone building, the accommodation on offer here is quite staggering, the size of the rooms and the quality of the fixtures and fittings offering something for everyone, whilst the arched windows and the engineered oak flooring really do add something extra. The large, well appointed kitchen is a fabulous room with twin arches through to a living room with lighted display shelving and those stunning views, whilst the master bedroom suite is bigger than you would find in most family homes. The bathroom and shower suites are quite beautifully fitted, real features of the property, and the utility room is a great bonus, too. With two further bedrooms, working from home is a real possibility, and we have a private garden and a garage, too. Just outside Bradshaw village, this is one not to miss.

**£300,000**

## ENTRANCE HALL

A private entrance leads to a long hallway, the engineered oak flooring running the full length of the home, through the kitchen and into the living room.

## LIVING ROOM

6.87 x 4.27 (22'6" x 14'0")

A fabulous space with full width windows taking in those wonderful, far reaching views. There's a space for the TV set into the wall above an electric cassette style inset fire which provides a flamed focal point, whilst the alcoves to both sides are shelved with display lighting. Lighting is provided by antique style wall lights, matching those above the central island in the kitchen.



## FAMILY KITCHEN

6.87 x 5.72 (22'6" x 18'9")

This large kitchen is a real feature of the house, with a good sized dining area set to one side, currently housing an eight seater table and with space for a dresser and other furniture. The kitchen is extensively fitted with a range of grey base and wall units, drawers and oak work surfaces and returns to match the flooring. The cooking area has a Leisure Rangemaster set beneath a canopy hood, with food preparation areas to each side. A Belfast sink with mixer tap is set beside an arched window, with the integrated dishwasher to one side and the integrated fridge freezer and lighted larder unit with wine rack set to the other. A central island unit provides further space plus a breakfast bar for several people. Inset spotlighting complements the antique style lights hanging above the island unit.



## UTILITY ROOM

2.82 x 1.81 (9'3" x 5'11")

A stainless steel sink unit is fitted to a base unit with a work surface above. There is plumbing for a washing machine and plenty of space for coats, shoes etc.



## MASTER BEDROOM

4.29 x 4.04 narrowing to 2.97 plus entrance (14'1" x 13'3" narrowing to 9'9" plus entrance)

An entrance opens out to a large bedroom which has twin windows and plenty of space for furniture etc.



## EN-SUITE SHOWER ROOM

2.61 x 1.77 (8'7" x 5'10")

Beautifully appointed with a walk in shower which has overhead and wand shower attachments, a wash basin set into a vanity unit and a low level WC. Walls and floor are finished in grey tile and there is a recessed shelf in the shower area for toiletries. A floor level arched window adds to the character and feel of the room.





## BEDROOM TWO

3.85 x 2.97 (12'8" x 9'9")

A nice sized double room with another arched window plus useful fitted wardrobes.



## BEDROOM THREE

3.76 x 2.76 (12'4" x 9'1")

A good sized third bedroom which would also make a lovely home office for those requiring a separate workspace.



## HOUSE BATHROOM

4.76 x 1.81 (15'7" x 5'11")

Another feature of the property is this large bathroom. Finished in white tile to floor and walls, the fitments consist of a large shower area with overhead and wand fitments, a wash basin and low level WC set into a vanity style area, and a freestanding, roll-top bath with Victorian style mixer tap. There's also a large ladder style heated towel rail.



## OUTSIDE

The property has an enclosed garden, currently dominated by flowering shrubs, trees and a summer house.



## GARAGE

The single garage is just a few steps from the entrance to the property.



## ADDITIONAL INFORMATION

Tenure: Leasehold. Please ask our office for further details.

Calderdale Council Tax Band: D.



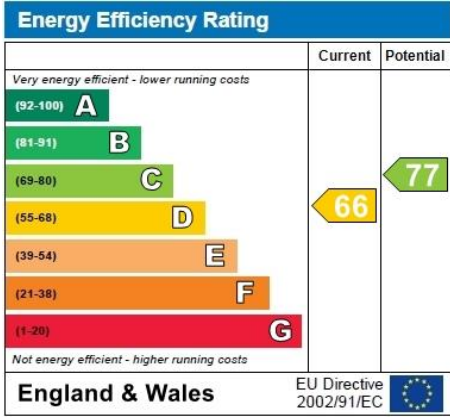


### DIRECTIONS

Leave Halifax centre via Keighley Road (A629) and proceed up the dual carriageway and on through Ovenden, past Morrison's Supermarket and into Illingworth. Proceed on past Illingworth Fire Station and after a short distance turn right into Pavement Lane. Proceed on Pavement Lane and after passing the junction with Riley Lane this becomes Bradshaw Lane. Continue straight on, through Bradshaw village and up the hill. White Castle Court can be found on the right hand side. Postcode: BD13 1LS.

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