



## 39 Bradshaw Lane, Halifax, HX2 9XD

£225,000

- TWO BEDROOM COTTAGE
- EXTENDED GROUND FLOOR
- BEAUTIFULLY PRESENTED THROUGHOUT
- EXCELLENT CONNECTING LINKS
- BEAUTIFUL PANORAMIC VIEWS TO FRONT & REAR
- IDEAL FOR YOUNG PROFESSIONALS
- POPULAR RESIDENTIAL VILLAGE LOCATION
- SEMI-RURAL POSITION WITH COUNTRYSIDE WALKS ON YOUR DOORSTEP



# 39 Bradshaw Lane, Halifax HX2 9XD

BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE WITH PANORAMIC COUNTRYSIDE VIEWS TO THE FRONT & REAR!



Council Tax Band: B



## Property Description

\*\*\*BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE\*\*\* Situated within the SEMI-RURAL village of Bradshaw, HX2 is this BEAUTIFULLY PRESENTED two bedroom THROUGH TERRACED COTTAGE with accommodation offered over two floors. The property enjoys an ENVIABLE POSITION on Bradshaw Lane, offering PANORAMIC COUNTRYSIDE VIEWS to both the FRONT & REAR with EXCELLENT CONNECTING LINKS in and out of Halifax and Bradford. The cottage is FILLED WITH CHARACTER from a Yorkshire Stone floor in the dining kitchen to stone mullion windows, keeping the AUTHENTIC COTTAGE FEEL throughout the house. We feel the property is IDEAL FOR FIRST TIME BUYER and YOUNG PROFESSIONALS ALIKE with a local school, park, and COUNTRYSIDE WALKS on its doorstep. Briefly, the property comprises an OPEN PLAN DINING KITCHEN with access to a cellar and a living room to the ground floor, with TWO BEDROOMS and a bathroom to the first floor. Externally, the house has a LOW MAINTENANCE YARD to the front and a GENEROUS, SECLUDED GARDEN to the rear. Viewings by appointments only!

## Accommodation

### Ground Floor

#### Dining Kitchen

17'10 x 17'10

An open plan dining kitchen, with a blend of new and old comprising Yorkshire Stone flooring, an exposed stone fireplace, exposed beams, a fitted kitchen with a range of wall and base units and work surfaces over, a Belfast sink, integrated electric oven with gas hob and extractor fan over, an integral fridge freezer, gas central heating radiator, double glazed windows to front with open access to the living room, cellar and stone stairs to the first floor.

#### Living Room

14'11 x 11'11

A cosy living room sits to the rear aspect with an outlook of the rear garden comprising exposed beams, a double glazed window to rear, an

electric fire, a patio door giving access to the rear garden and gas central heating radiator.

### First Floor

#### Landing

With a built in storage cupboard, double glazed window to rear and access to all rooms on the first floor.

#### Bedroom One

11'11 x 11'08

The main double bedroom sits to the front elevation with a double glazed window to front offering stunning countryside views, also comprising a gas central heating radiator and loft hatch.

#### Bedroom Two

12'00 x 5'07

A generous single bedroom to the rear elevation with a double glazed window to rear and gas central heating radiator.

#### Bathroom

A fully tiled, contemporary bathroom with a three piece suite comprising a shower cubicle, wash hand basin, w/c, gas central heating radiator and a frosted double glazed window to front.

#### External

The property has a low maintenance yard to the front, enjoying fantastic panoramic views, has built in storage with a walled surround.

A secluded, fully enclosed garden can be found to the rear of the property comprising a mix of patio seating areas, a lawned garden, and space for a garden shed with fenced borders and further countryside views.

#### Agents Notes

Whilst every care has been taken to prepare these sales 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.

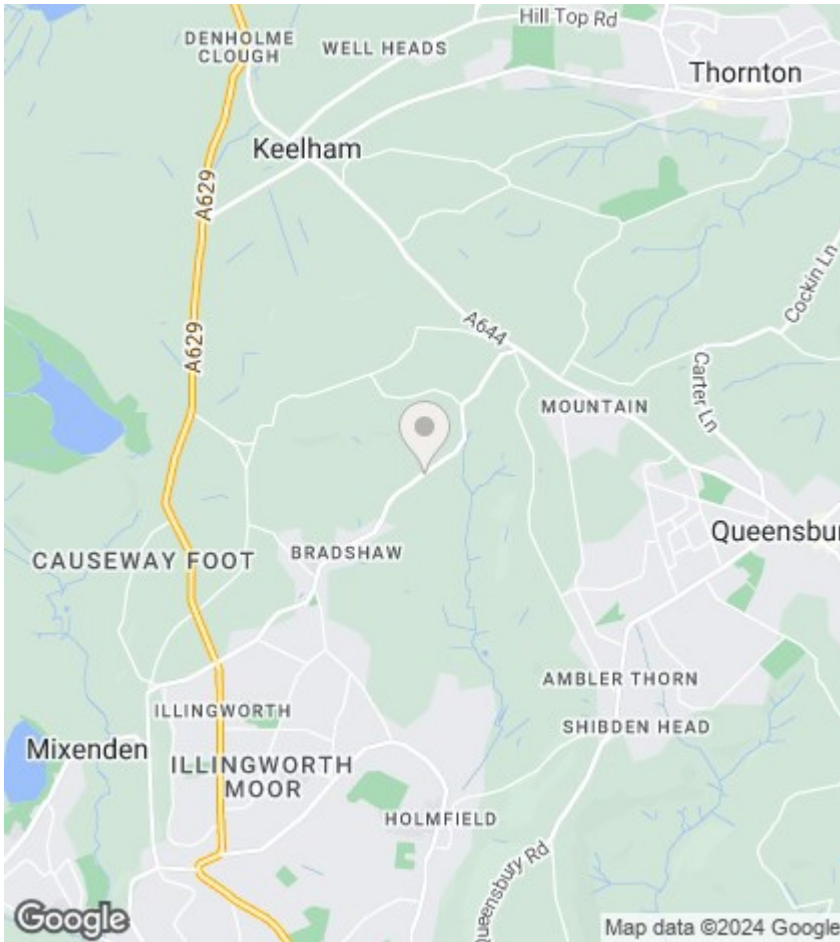












## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 