

Peter David

Properties Ltd

Residential Sales and Lettings



Bradshaw Lane, Bradshaw

Offers In The Region Of £295,000





Set in the wonderful village of Bradshaw is this beautifully presented TWO BEDROOM home with extensive views over the surrounding countryside. With a garden to the rear and patio at the front providing off road parking. This property will make a fantastic family home. Bradshaw is a sought after village and has it's own Primary School and for the older children Trinity Academy and North Halifax Grammar are all within easy walking distance.

The internal accommodation briefly comprises of an entrance hall, lounge/dining room, kitchen and orangery. The first floor has a landing area giving access to the two bedrooms and the family bathroom. Externally there is a low maintenance garden to the front and to the rear there is a well maintained garden where you can sit out and enjoy the wonderful views.

- TWO BEDROOMS
- BEAUTIFULLY PRESENTED
- SOLD WITH NO UPWARD CHAIN
- READY TO MOVE IN TO
- SOUGHT AFTER LOCATION
- COUNTRYSIDE VIEWS
- CLOSE TO LOCAL SCHOOLS
- EPC RATING -D
- COUNCIL TAX BAND - B

Accommodation

Entrance hall

Enter the property via a UPVC door with double glazed windows. Tiled floor, storage seat and a central heating radiator. Door then leads to the inner hallway.

Inner hallway

With exposed beams and a superb stone staircase with wrought iron bannister leading to the first floor. Central heating radiator and doors leading to the lounge and kitchen.

Lounge/dining room

12'7" x 19'4" (3.85 x 5.9)

The living area features a cast iron electric fire and complementary surround. The dining area provides ample space for a dining table and chairs, with double glazed windows facing the front elevation featuring bespoke window shutter.

Kitchen

18'0" x 5'6" (5.5 x 1.7)

A well equipped kitchen with a range of hard wood wall and base units with complementary granite work surfaces and tiled splash back. A ceramic recessed sink, five ring gas hob with extractor hood and integrated appliances which include, Neff double electric oven and grill, dish washer, washing machine and larder fridge.

Orangery

14'0" x 11'7" (4.27 x 3.55)

An excellent addition to this home, providing an additional sitting room with double glazed windows providing ample natural light, with fitted vertical blinds, central heating radiator and patio doors leading to the rear garden.

First floor

Bedroom one

10'9" x 12'2" (3.3 x 3.72)

Spacious double bedroom with built in wardrobes, central heating radiator and double glazed windows facing the front elevation.

Bedroom two

7'10" x 12'2" (2.4 x 3.72)

A spacious single bedroom with central heating radiator and double glazed window facing the front elevation.

Bathroom

9'6" x 5'11" (2.9 x 1.82)

A beautiful partly tiled bathroom with a three piece suite which comprises of a vanity unit basin with a marble top and ceramic wash basin, a walk in shower with a concealed two way mixer shower and shower seat. For extra comfort there is a Vitra V-Care Smart Bidet Toilet. Traditional style towel warmer, wall lights and double glazed window facing the rear elevation.

External

To the front of the property there is a block paved patio which also provides off road parking. To the rear there is a well maintained garden with a manicured lawn boarded by a variety of well established plants and trees, with the added benefit of outside lighting. Towards the end of the garden there is a flagged patio with a wooden gazebo and a summerhouse with power and lighting.

Directions

Please use post code HX2 9XD for sat nav directions.

PLEASE NOTE

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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Road Map



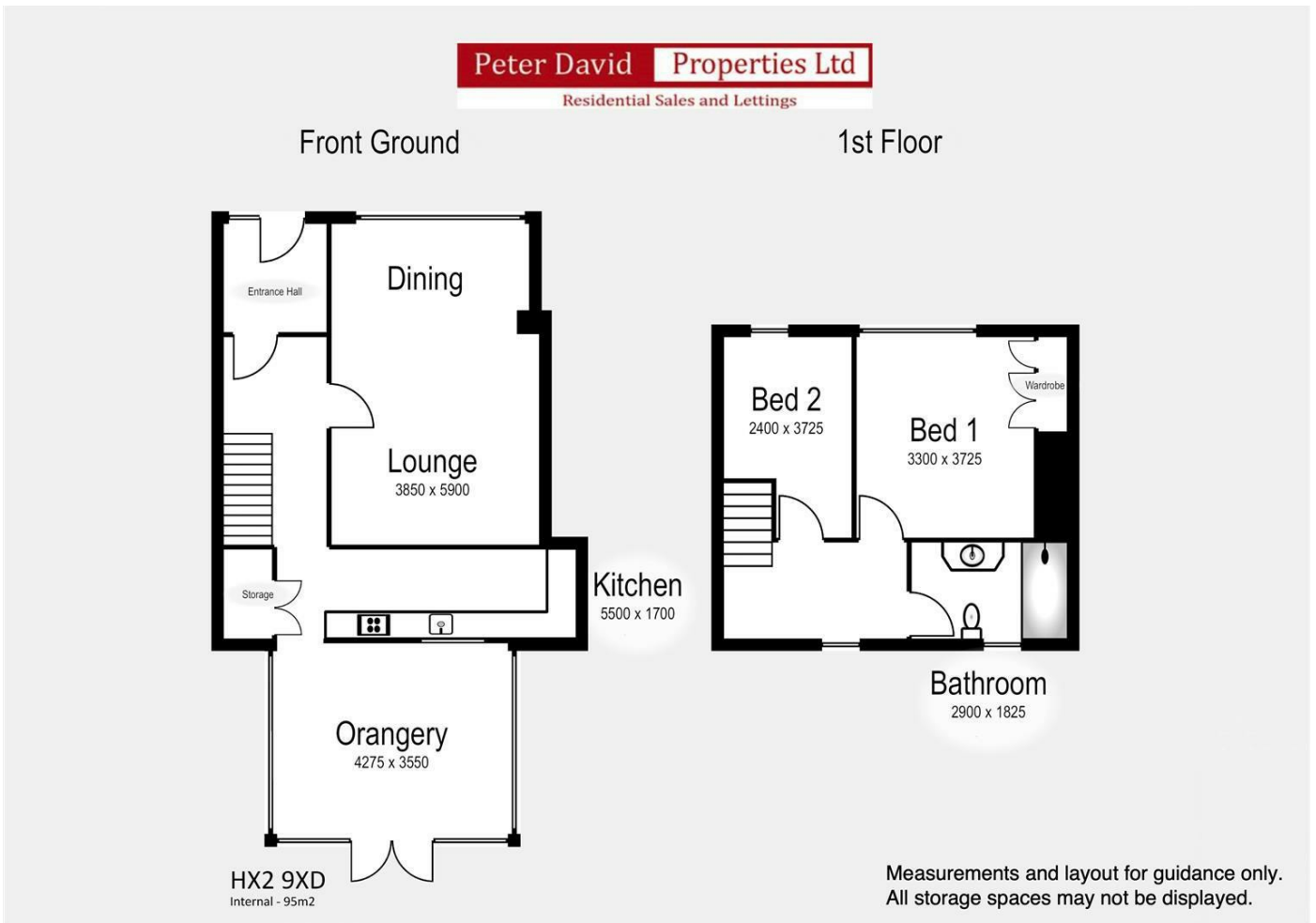
Hybrid Map



Terrain Map



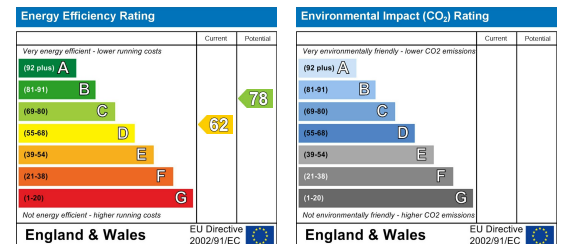
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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