

Peter David

Properties Ltd

Residential Sales and Lettings



Bradshaw Lane,

£250,000





Set in the wonderful village of Bradshaw is this EXTENDED THREE BEDROOM family home with extensive views over the surrounding countryside. With gardens both front and rear, off road parking and garage this property will make a fantastic family home. The village has its' own Primary School and for the older children Trinity Academy and North Halifax Grammar are all within easy walking distance. While the property requires a schedule of renovations, the price has been adjusted accordingly to accommodate the renovation needs.

The internal accommodation briefly comprises of an entrance hall, lounge, kitchen, second sitting room/ summer room and the garage. The first floor has a landing area giving access to the three bedrooms and the family bathroom. Externally there is a gated driveway providing off road parking and garden. To the rear you will find a good size garden with a patio and lawn.

- *** RENOVATION REQUIRED ***
- SEMI DETACHED RESIDENCE
- THREE BEDROOMS
- VIEWS OVER OPEN FIELDS
- GARAGE
- DRIVE PROVIDES OFF ROAD PARKING
- COUNCIL TAX BAND - D
- EPC RATING - D

Accommodation

Entrance hall

Enter the property via a UPVC door, a spacious entrance hall with a central heating radiator, under stairs storage cupboard, door providing access to the kitchen and lounge and stairs leading to the first floor.

Lounge

11'9" x 23'9" (3.6 x 7.25)

A large lounge with a feature fireplace, central heating radiator, large window and double doors leading to the second sitting room/ summer room.

Kitchen

10'5" x 11'5" (3.2 x 3.5)

With a range of matching wall and base units, complementary work surfaces and tiled splash back. Integrated electric oven, gas hob and extractor. One and a half bowl stainless steel sink, space for a washing machine and under counter fridge.

Second sitting room/ summer room

16'10" x 9'8" (5.15 x 2.95)

A useful addition to this home, this room lends itself to a variety of uses, such as a second sitting room, play room or dining room. With a feature fireplace, central heating radiator and two windows providing ample natural light. Door providing access to the rear porch.

First floor

Bedroom one

11'10" x 13'10" (3.62 x 4.22)

Double bedroom with a central heating radiator and a large window.

Bedroom two

11'10" x 11'9" (3.62 x 3.6)

Double bedroom with a central heating radiator and a large window.

Bedroom three

6'8" x 8'11" (2.05 x 2.72)

Single bedroom with a central heating radiator and a window.

Bathroom

6'8" x 8'5" (2.05 x 2.57)

Fully tiled with a four piece suite which comprises of a walk in shower, free standing bath, countertop wash hand basin, low flush WC, chrome towel warmer and a frosted window.

External

To the front of the property there is a gated driveway providing off road parking and garden. To the rear you will find a good size garden with a patio and lawn.

Garage

9'10" x 17'3" (3 x 5.27)

Directions

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

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Road Map



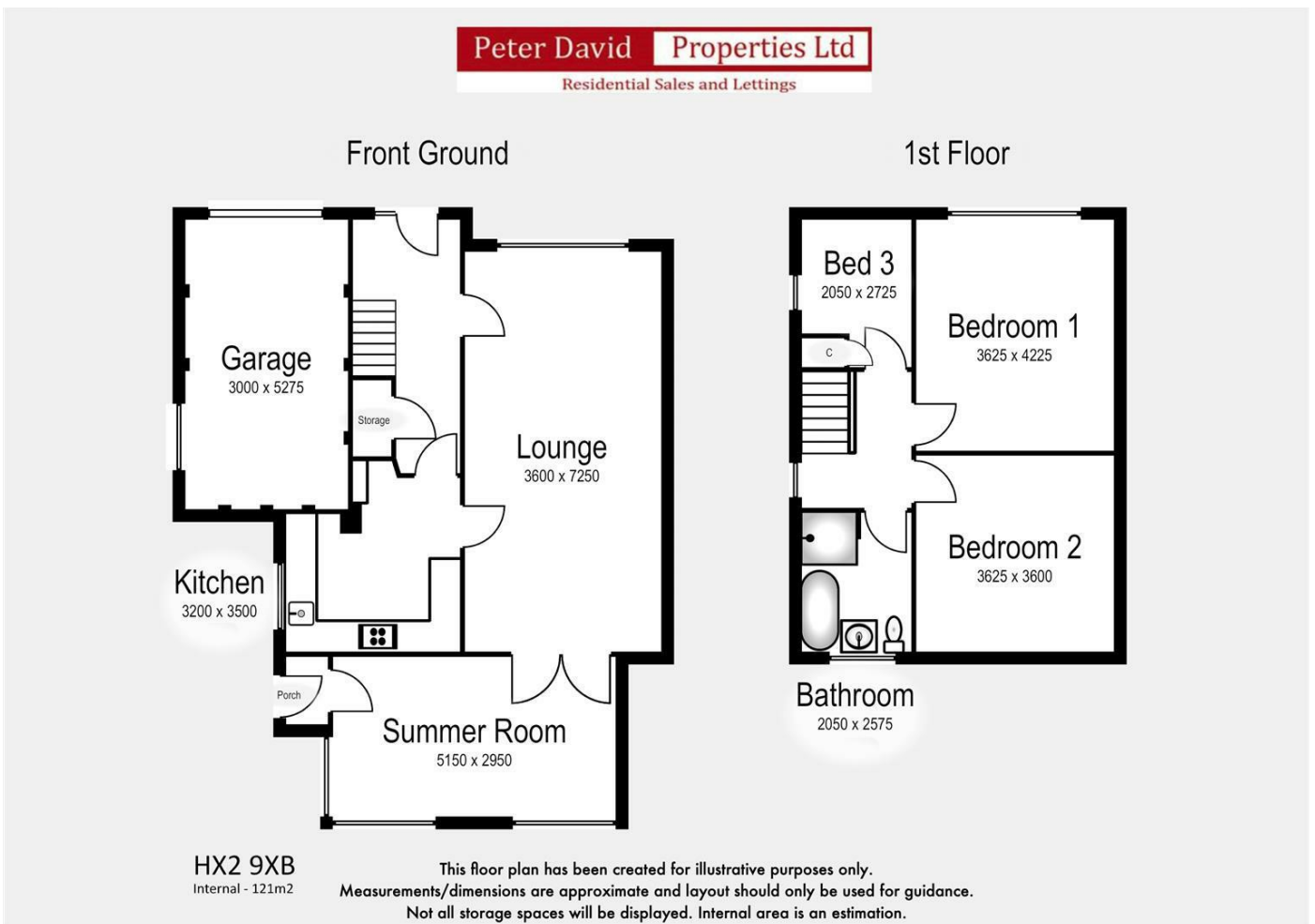
Hybrid Map



Terrain Map



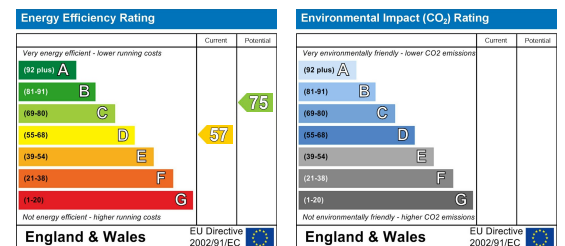
Floor Plan



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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