

Peter David

Properties Ltd

Residential Sales and Lettings



Bradshaw Lane, Bradshaw

£345,000





Nestled in the charming area of Bradshaw, this delightful EXTENDED semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

Tastefully decorated throughout, the interiors are both inviting and well-presented, allowing you to move in with ease.

One of the standout features of this property is the stunning view of open fields to the rear, providing a serene backdrop and a sense of tranquillity. The outdoor space is perfect for enjoying the fresh air or simply unwinding after a long day.

The gated driveway provides practicality to this lovely home. Additionally, its location is highly sought after, being in close proximity to local schools, making it an excellent choice for families with children.

In summary, this semi-detached house is a wonderful opportunity for those looking for a well-appointed home in a desirable area. With its spacious layout, tasteful decor, and beautiful views, it is sure to impress. Don't miss the chance to make this charming property your new home.

- EXTENDED SEMI DETACHED RESIDENCE
- VIEWS OVER OPEN FIELDS
- TASTEFULLY DECORATED
- THREE BEDROOMS
- SUPER FAMILY ROOM
- DRIVE PROVIDES OFF ROAD PARKING
- GARAGE
- POPULAR SCHOOLS ON THE DOORSTEP
- COUNCIL TAX BAND D
- EPC RATING D

Accommodation

Entrance Hallway

Lounge

10'11" x 14'9" (3.35 x 4.5)

Good sized room with a log burner, front windows with bespoke shutters and central heading radiator.

Garage

7'10" x 16'4" (2.4 x 5)

Accessed via the garage door, with light and power.

Open plan Kitchen / Diner

25'1" x 11'5" (7.65 x 3.5)

With a range of wall and base units with complimentary work surfaces, Belfast sink, electric hob, integrated oven, microwave, dish washer and fridge freezer.

Dining room

14'7" x 10'2" (4.45 x 3.12)

Lovely room with patio doors which provide plenty of natural light and access to the rear garden.

Utility / WC

5'10" x 5'10" (1.8 x 1.8)

Comprising of a low flush WC and plumbing for a washing machine.

First Floor

Bedroom 1

11'9" x 13'11" (3.6 x 4.25)

Double bedroom with central heating radiator, windows and shutters.

Bedroom 2

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

Double bedroom with central heating radiator and a double glazed window.

Bedroom 3

6'8" x 8'10" (2.05 x 2.7)

Single bedroom with central heating radiator and double glazed window.

House Bathroom

6'8" x 7'7" (2.05 x 2.32)

Part tiled bathroom with a three piece suite comprising of bath, wash hand basin and low flush WC.

External

Externally there is a well manicured garden area to the front with gated off road parking and to the rear you will find patio area with raised flower beds.

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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A map snippet from Google Maps showing a street labeled 'Bradshaw Ln'. A red location pin is placed on the street. The map includes green areas representing parks or fields and grey lines for other roads. The Google logo is visible in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

A satellite map of Bradshaw, Lancashire, showing the location of Bradshaw Ln and a red pin marking the site. The map is overlaid with a grid and includes the text 'bus, Landsat / Copernicus, Maxar Technologies' at the bottom.

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Front Ground

The Front Ground floor plan shows a large Lounge (3350 x 4500) on the left, a Garage (2400 x 5000) on the right, and a central staircase. Below the Lounge is a Dining area (4450 x 3125). To the right of the Dining area is a Kitchen (7650 x 3500) and a Utility room. A small Storage area is located between the Garage and the Kitchen.

1st Floor

The 1st Floor plan shows three bedrooms: Bed 1 (3600 x 4250), Bed 2 (3600 x 3600), and Bed 3 (2050 x 2700). A Bathroom (Bath, 2050 x 2350) is located at the bottom right. A central staircase provides access to the bedrooms.

HX2 9XD
Internal - 126m²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC

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