

1-2 East View, West Bradford

£390,000 Freehold

Positioned within the heart of the much sought-after village of West Bradford on the doorstep to open countryside, this stunning newly renovated two and a half bedroom double-fronted cottage offers a perfect blend of character and contemporary living with a spacious tucked away rear garden and two car driveway.

Council Tax band: D

Tenure: Freehold



Positioned within the heart of the much sought-after village of West Bradford on the doorstep to open countryside, this stunning newly renovated double-fronted cottage offers a perfect blend of character and contemporary living. The light-filled conservatory and snug/breakfast room provide the ideal spaces for relaxation, while the open plan lounge and living areas feature a charming fireplace as the focal point. The beautiful new well-equipped kitchen boasts modern appliances and leads seamlessly into a useful utility room, adding a touch of practicality to the property. Upstairs, two excellent bedrooms await, complemented by a quirky office/storage space, making this cottage a versatile and charming dwelling. The spacious modern 4-piece bathroom ensures comfort and convenience, completing this delightful home that comes with the added benefit of no onward chain – a hassle-free purchase for the discerning buyer.

Outside, a lovely tiered south west facing garden awaits, offering a secluded oasis with a gravel pathway, patio, and gate access for privacy and security. The upper level of the garden boasts a generous private lawned area, perfect for outdoor gatherings, surrounded by mature privacy hedging, shrubs, and small trees that enhance the tranquillity of the space.

A timber store provides additional storage, while fencing surrounds the perimeter for added peace of mind. To the side of the property, a stone gravel driveway offers ample parking for two cars, ensuring convenience and ease of access for residents and guests alike. This well appointed outdoor space complements the charm of the cottage, providing a seamless blend of indoor and outdoor living, making this property a truly special find in a desirable location.

- Stunning Newly Renovated Double Fronted Cottage
- Tucked Away Private Gardens and Patio
- Side Driveway – Parking For 2 Cars
- Sought After Location Within Desirable Village
- Snug/Breakfast Room & Light Filled Conservatory
- Beautiful New Well Equipped Kitchen & Useful Utility
- 2 Excellent Bedrooms With Quirky Office/Storage
- Open Plan Lounge & Living Areas With Feature Fireplace
- Spacious New Modern 4-pce Bathroom
- No Onward Chain – Hassle Free Purchase



Entrance & Breakfast Area/Snug

uPVC double glazed entrance door, wood style flooring, feature exposed stone walls, panelled radiator, uPVC double glazed windows, wall light points, open to kitchen:

Kitchen

Newly installed modern fitted wall, base and drawer units with complementary working surfaces, tiled splash back, 1½ bowl sink drainer unit with mixer tap, built-in electric oven, 4-ring gas hob with concealed extractor filter canopy over, integrated fridge freezer and dishwasher, under unit spotlighting, wood style flooring, recessed spotlighting, under stairs storage cupboard, uPVC double glazed window with deep window sill overlooking garden.

Inner Hallway

Wood style flooring, uPVC double glazed window, staircase leading to first floor.

Utility Room

Base cupboard with complementary working surface over, stainless steel sink drainer unit with mixer tap, wood style flooring, panelled radiator, uPVC double glazed window.

Lounge

Carpet flooring, impressive feature stone fireplace with stone inset and hearth housing multi fuel cast iron stove, dark wood ceiling beams, panelled radiator, uPVC double glazed window, built-in alcove area, open to dining room:

Dining Room

Carpet flooring, panelled radiator, wall light points, feature wood beams, open to conservatory.

Conservatory

Carpet flooring, uPVC double glazed windows, uPVC double glazed external rear door to garden.

Landing

Split landing with carpet flooring, loft access.

Bedroom One

Carpet flooring, panelled radiator, full length built-in wardrobes, uPVC double glazed window.

Bedroom Two

Carpet flooring, full length built-in wardrobes, panelled radiator, uPVC double glazed windows.

Office/Storage

Excellent flexible room with carpet flooring, dark wood beam, uPVC double glazed window.

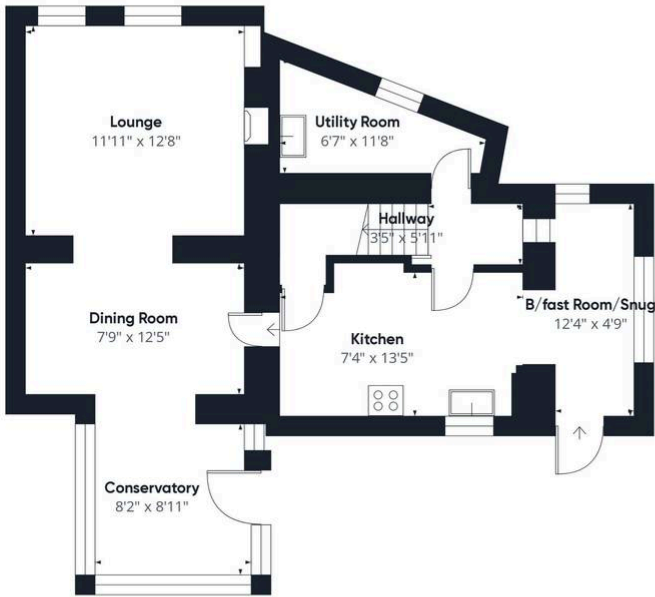
Bathroom

Newly installed 4-pce white suite comprising panelled bath with mixer taps, part tiled walls, vanity wash basin with mixer tap, drawers under, shower enclosure with thermostatic rain shower over, glazed shower screen, low level w.c., chrome ladder style radiator, wood style flooring, recessed spotlighting, uPVC double glazed frosted window.

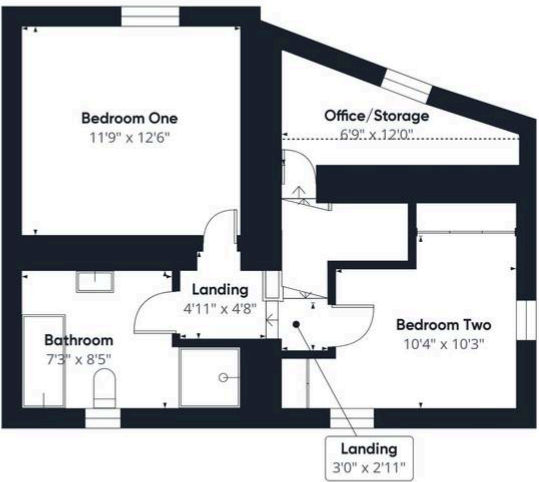
Additional Information

There is currently active planning permission passed for a large single storey extension to the rear of the property. Please ask for further details or see RVBC planning online for full details.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1024.5 ft²
Reduced headroom
32.57 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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