



**Cherry Tree Farm School Lane, Bradshaw Halifax HX2 9WA**

**welcome to**

**Cherry Tree Farm School Lane,Bradshaw Halifax**

A five bedroom end-terraced family home in the sought after location of Bradshaw. Built in 2021. Conveniently close to local schools, transport links and local amenities. This would be an ideal family home and is fully modern throughout and benefits from idyllic countryside views!



### **Entrance Hall**

Enter the property through the composite front door into the spacious open hallway. With doors leading to the downstairs W/c, reception room, dining room/bedroom five, Utility room, kitchen/diner and lounge. The hallway has the open stair case to the first floor with glass balustrade, ceiling spot lights and tiled flooring.

### **Kitchen/Diner**

15' 8" x 15' 7" ( 4.78m x 4.75m )

The brand new high end German kitchen includes a large wine cooler full size larder fridge and freezer, a Neff 5-ring halogen hob, a Neff extractor fan, a Neff combi microwave and a Neff slide and hide oven, complimented by recessed lighting and cosmic black granite. There is underfloor heating, new windows to the front elevation ,bi/fold door, tiled flooring and velux windows.

### **Lounge**

20' 3" x 10' 6" ( 6.17m x 3.20m )

The Lounge comprises of tiled flooring, ceiling spotlights, gas central heating radiator, Velux windows, UPVC double glazed window, Bi-fold doors leading out to the rear garden and a Composite door. The lounge is open-plan to the Dining kitchen,

### **Dining Room/Bedroom Five**

19' 4" x 12' 8" ( 5.89m x 3.86m )

UPVC double glazed windows to front and side elevation, laminate flooring, ceiling spot lights and central heating radiator.

### **Second Reception Room**

15' 7" x 13' 11" ( 4.75m x 4.24m )

UPVC double glazed windows to the rear elevation, laminate flooring, ceiling spot lights, central heating radiator and the focal point of this room is the inset electric fire.

### **Utility Room**

7' 3" x 4' 9" ( 2.21m x 1.45m )

### **Downstairs W/C**

### **Bedroom One**

15' 9" x 15' 7" ( 4.80m x 4.75m )

Bedroom one comprises of carpet flooring, ceiling spot lights, two UPVC double glazed windows to the rear elevation with wooden door leading to the en-suite.

### **En -Suite**

The en-suite comprises of tiled walls and flooring, ceiling spot lights, low level W/C, wash basin with vanity unit, walk in shower and UPVC double glazed window to the side elevation.

### **Bedroom Two**

15' 7" x 13' 11" ( 4.75m x 4.24m )

Bedroom two comprises of carpet flooring, ceiling spot lights, gas central heating radiator and UPVC double glazed window to the rear elevation.

### **Bedroom Three**

13' x 12' 8" ( 3.96m x 3.86m )

Bedroom three comprises of carpet flooring, ceiling spot lights, gas central heating radiator, UPVC widows to the front elevation.

### **Bedroom Four**

10' 9" x 10' 3" ( 3.28m x 3.12m )

Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator and UPVC windows to the front elevation.

### **Externally**

Externally the front of the property benefits from a gated block paved driveway offering parking for five cars with an electric car charging point. The rear of the property benefits from a large landscaped garden mainly laid to lawn with a patio seating area. There is plenty of outdoor space and perfect to sit out throughout the summer months.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

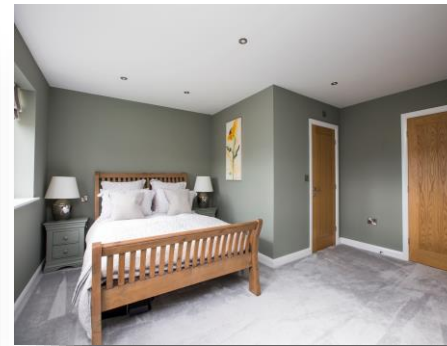
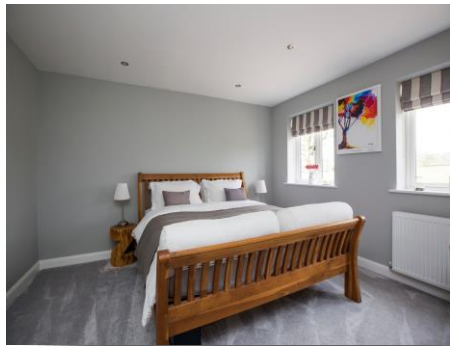
## Cherry Tree Farm School Lane, Bradshaw Halifax

- 5 BEDROOM END TERRACE PROPERTY
- COUNTRY SIDE LOCATION
- PRESENTED TO A HIGH STANDARD THROUGHOUT WITH HIGH QUALITY FIXTURES & FITTINGS
- GATED DRIVEWAY & LARGE REAR GARDEN
- THIS PROPERTY IS A MUST VIEW!

Tenure: Freehold EPC Rating: B

offers over

**£565,000**



Please note the marker reflects the  
postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
HFX113463 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01422 362845**



[halifax@williamhbrown.co.uk](mailto:halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1  
5AB



[williamhbrown.co.uk](http://williamhbrown.co.uk)