



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Church Lane

Bradley
DN37 0AE

Offers in the Region Of
£399,950

NO FORWARD CHAIN - STANDING IN GROUNDS APPROXIMATELY 0.5 ACRES - SUBSTANTIAL FAMILY HOME - Crofts estate agents are delighted to offer someone the opportunity to purchase this property and create a truly remarkable family home. Although liveable from the start the owners are also aware of any updating that may need carrying out hence giving someone the opportunity to not only improve the property but also dramatically increase the value of the house itself as works are completed. Accessed off a discrete lane with stunning views you really do get a proper countryside feel with ever changing views throughout the year. Internal viewing will reveal the entrance hall, lounge, sitting room, kitchen, dining room, utility room, shower room, four bedrooms and the bathroom. With a fantastic outside space with plenty of parking and a twin garage. The property also benefits from uPVC double glazing. LPG gas. its own

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Entrance Hall

Entering through the entrance porch reveals a welcoming space with two radiators and a carpeted floor.

Lounge

18' 11" x 12' 6" (5.77m x 3.80m)

The lounge has tri aspect windows, coving to the ceiling, two radiators and a carpeted floor. There is also an electric fire.

Sitting Room

14' 11" x 21' 11" (4.55m x 6.69m)

The sitting room has dual aspect windows to the rear and side elevation, coving to the ceiling, two radiators and a carpeted floor.

Kitchen

9' 5" x 12' 5" (2.88m x 3.78m)

The kitchen has French doors to the side elevation, laminate flooring and a modern fitted kitchen with a sink and drainer and an electric oven and hob with an extractor over.

Dining Room

8' 6" x 12' 5" (2.59m x 3.78m)

Accessed off the kitchen with dual aspect windows to the front and side elevation, a radiator and laminate flooring.

Utility room

9' 0" x 5' 11" (2.75m x 1.80m)

The utility room has a window to the rear elevation, door to the side, a radiator and a tiled floor. There is also a sink and drainer.

Shower Room

11' 7" x 3' 7" (3.54m x 1.10m)

The shower room has an opaque window to the side elevation, a radiator and a tiled floor. There is also a WC, basin and a shower cubicle with a mains shower.

First Floor Landing

The first floor landing reveals a window to the side elevation, access to the loft and a carpeted floor.

Bedroom One

19' 0" x 12' 5" (5.78m x 3.79m max)

Bedroom one has tri aspect windows, a radiator and laminate flooring. There is also a range of fitted wardrobes.

Bedroom Two

15' 0" x 13' 5" (4.56m x 4.08m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor. There are also built in wardrobes.

Bedroom Three

9' 11" x 10' 6" (3.03m x 3.19m to wardrobe)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor. There are also built in wardrobes.

Bedroom Four

8' 6" x 11' 3" (2.59m max x 3.44m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor. There are also built in wardrobes.

Bathroom

5' 5" x 8' 11" (1.66m x 2.71m)

The bathroom has an opaque window to the front elevation, a heated towel rail and tiled walls and flooring. There is also a WC, basin and a P shaped bath with a glass screen and mains shower.

Outside

A sight to behold as you enter the plot, with the property and a garden space to the left and a huge garden to the side and then parking and access to the garages straight on. An ideal space for a family with space to entertain and children to play. Also subject to any planning requirements people may wish to look into building or developing part of the land.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band F: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN



GROUND FLOOR
123.2 sq.m. (1,326 sq.ft.) approx.

1ST FLOOR
83.5 sq.m. (899 sq.ft.) approx.



TOTAL FLOOR AREA : 206.7 sq.m. (2,225 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 6/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	43 E	
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.