



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

A WELL MAINTAINED 2 BEDROOMED BUNGALOW WITH A SEPARATE GARAGE AND BEAUTIFUL GARDENS SITUATED IN THIS POPULAR SEMI-RURAL VILLAGE



5 RAINES DRIVE BRADLEY

Handsomely constructed in pebble dashed rendered brickwork with an attractive Marshalite stone front elevation, **this delightful bungalow forms part of a well laid out courtyard development of similar dwellings in the sought after & well-respected village of Bradley where properties of this type are rarely offered to the open market.**

Enjoying a lovely open aspect over the surrounding countryside and having lovely mature gardens to the side & rear, the bungalow provides **comfortable 2 Bedroomed accommodation with the accent on ease of management.**

OFFERS OVER: £220,000

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Standing at the end of a small terrace of 3 and **having the benefit of a single garage**, the property is **ideal for the active retirement market**, particularly those with a love of **gardening** and in detail comprises:

uPVC porch with inner frosted uPVC door to:

SITTING ROOM: 14'1" x 11'3" with engineered oak flooring, coved ceiling and solid fuel stove with exposed flue set on a shaped hearth.



KITCHEN: 8'10" x 8'4" with range of wall and base units with laminate worktops over incorporating stainless steel sink unit & drainer, freestanding Belling electric double oven with 4 ring electric hob, washer plumbing, space for tall fridge freezer, matching oak flooring and lovely picture window with views over the garden and the hills beyond.



INNER HALLWAY: 10'9" x 3'3" with matching oak flooring, access to part boarded roof void via drop down ladder and useful deep storage cupboard housing the Worcester combination boiler.

BEDROOM 1: 10'4" x 9'0" with matching flooring, coved ceiling and a range of built-in wardrobes.

BEDROOM 2: 7'9" x 7'5" with views over the garden and matching flooring.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



SHOWER ROOM: 6'6" x 5'10" comprising corner shower enclosure with sliding doors with electric shower, low suite w.c, pedestal wash hand basin, extractor fan, Vinyl floor and large uPVC window.

REAR PORCH / GARDEN ROOM: 7'6" x 7'4" (max) fully glazed with door having views to the garden and hills beyond.



TO THE OUTSIDE

The gardens are a standout feature of the property being lovingly created by the current owner who is a professional gardener. They have been designed with wildlife, peace & tranquillity in mind, having an abundance of insect and animal life from hedgehogs, frogs, grasshoppers and dragonflies to a wide variety of birds.

There is an extensive range of herbaceous plants, shrubs and trees along with a shaped lawn, a large garden shed and space to create a beautiful sun room or kitchen extension if required. The whole backs onto fields and with views towards the hills beyond.

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GARAGE: with up-and-over door, storage shelving and space to park a small car inside.

A parking space is also allocated a short walk from the bungalow.



SERVICES: Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

COUNCIL TAX BAND: Band B.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

POST CODE: BD20 9EW

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