



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A HIGHLY INDIVIDUAL DETACHED 3 BEDROOMED  
COTTAGE SITUATED IN AN IDYLIC LOCATION  
SURROUNDED BY OPEN FIELDS IN A QUIET PART OF THE  
POPULAR VILLAGE OF BRADLEY**



## **WOOD NOOK BRADLEY**

**Tucked away in a quiet backwater of the village**, this interesting property was purpose built by Harrison's of Cononley in 1939, forming a **charming detached cottage with 3 Bedrooms & 2 Reception Rooms**, enjoying uninterrupted views directly over fields to the rear and **fantastic elevated views down the Aire Valley**.

The cottage ideally requires modernisation throughout but provides a **rare opportunity for those seeking an individual property which enjoys a high degree of privacy without being completely detached from the sought after village of Bradley**, known for having a well respected primary school, a friendly pub and lovely walks along the Leeds Liverpool Canal.

## **GUIDE PRICE: £385,000**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



Having a manageable garden, a driveway and a detached Garage, this hidden gem is offered with **no forward chain** and in detail comprises:

### **TO THE GROUND FLOOR**

Multi-paned panelled door to:

**PORCH:** 5'2" x 3'8" with tiled floor, windows on 2 sides and multi-paned inner door to:

**HALLWAY:** 4'11" x 4'0" with doors to both the dining & sitting room and central staircase to the first floor.

**SITTING ROOM:** 17'1" x 11'6" with cast iron stove with stone surround (served by gas cylinder), 2 wall light points and windows on 2 sides.



**KITCHEN:** 14'4" x 6'1" with range of units with worktops over, stainless steel sink & drainer, space for oven & hob with extractor hood over, understairs store, 2 windows & part glazed door to the rear overlooking fields and opening with breakfast bar to:

**DINING ROOM:** 10'11" x 10'6" with chimney breast recess and picture window to the front with far reaching views.



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



## **TO THE FIRST FLOOR**

**LANDING:** 9'5" x 5'11" with access to loft and uninterrupted views over fields to the rear.

**BEDROOM 1:** 11'6" x 10'9" with fitted cupboard and far reaching views down the valley.

**BEDROOM 2:** 10'11" x 10'5" with fitted cupboard and far reaching views down the valley.



**BEDROOM 3:** 8'0" x 6'0" with uninterrupted views over fields to the rear.

**SHOWER ROOM:** 8'3" x 6'0" comprising shower enclosure in mermaid boarded walls, low suite w.c, pedestal wash basin, airing cupboard and window with frosted glass.



## **TO THE OUTSIDE**

A driveway provides parking for 2 cars and gives access to the **DETACHED GARAGE:** 16'2" x 8'4" with power & light, oil fired boiler, side window and up-and-over door. There is also a fuel store adjoining the rear of the garage.

The front garden contains a variety of established shrubs & plants and includes a small lawn & sitting out area enclosed by drystone walls and enjoying fabulous views and a favourable south westerly aspect. There is a further garden to the side (where the oil tank is situated) and a path & drystone wall running around the house backing onto fields.

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**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax Band E.

**SERVICES:** Mains drainage and electricity are connected to the property. The central heating is oil fired. Water is from a borehole shared with one neighbour. 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.

**POST CODE: BD20 9ES**

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

**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.

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**VISIT OUR WEBSITE: [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**



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