



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PRESENTED & MAINTAINED 2 BEDROOMED
SEMI-DETACHED BUNGALOW WITH A CONSERVATORY,
GARAGE & PARKING SITUATED IN A POPULAR
SEMI-RURAL VILLAGE**



**9 RAINES DRIVE
BRADLEY**

Occupying a favourable plot with off-road parking immediately adjacent, this semi-bungalow forms part of a well laid out courtyard development of similar dwellings in the well-respected village of Bradley with open views across the valley from a Conservatory extension and easily maintained gardens.

The bungalow provides comfortable 2 Bedroomed accommodation which should prove to be economical and easy to manage, also briefly including a light & airy Sitting Room and modern Kitchen and Bathroom fixtures & fittings.

PRICE: £225,000

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Having the benefit of a **single garage in a courtyard to the rear**, the property is **ready-made for the active retirement market** and in detail comprises:

Half glazed uPVC door to:

PORCH: 4'1" x 4'0" with tiled floor, windows to sides and part glazed & leaded uPVC inner door to:

SITTING ROOM: 14'0" x 11'4" with coal effect gas fire within stone fireplace, 2 wall light points and coved ceiling.



KITCHEN: 8'9" x 8'6" with range of wall and base units in gloss cream with contrasting worktops over, 1½ bowl stainless steel sink unit & drainer, oven and 4 ring gas hob with concealed extractor hood over, part tiled walls, Vinyl flooring, recess for fridge freezer, space for washer and picture window to the garden.



INNER HALL: 8'8" x 3'4" with deep fitted cloaks cupboard.

BEDROOM 1: 10'3" x 9'11" (into range of fitted wardrobes with mirror fronted sliding doors) with pleasant hilltop 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.



BEDROOM 2: 7'5" x 6'10" (currently used as a dining room) with far reaching views and access to part boarded attic via aluminium ladder housing the combination boiler.

SHOWER ROOM: 6'6" x 6'0" with large Mermaid boarded shower enclosure, low suite w.c, pedestal wash hand basin, Vinyl flooring, timber panelled ceiling and window with frosted glass.



CONSERVATORY: 13'11" x 8'9" with central heating radiator, tiled floor, wall light point, TV aerial, majority glazed uPVC door & glazed uPVC doors to the garden and far reaching views across the valley.

TO THE OUTSIDE

There are easily maintained gardens on 3 sides with a flagged sitting out area off the conservatory and a useful timber garden shed.

There is a communal car park immediately adjacent and a further space in a courtyard to the rear giving access to a single **GARAGE** with up-and-over door.

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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.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Band B.

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

POST CODE: BD20 9EW

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



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