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ESTATE AGENTS · VALUERS · LETTING AGENTS

**A DECEPTIVELY SPACIOUS 3 BEDROOMED TOWN HOUSE
WITH GARDENS TO THE FRONT & REAR, A DOUBLE
GARAGE AND PRIVATE PARKING SITUATED IN A
SOUGHT AFTER VILLAGE LOCATION**



**WOODLANDS
SKIPTON ROAD
BRADLEY**

Well located close to the centre of the village, **this deceptively spacious family home provides circa 950 sq ft of well-planned living accommodation** briefly including: a **Sitting Room with a solid fuel stove, full width Dining Kitchen and a useful rear Porch**, being complemented by **3 Double Bedrooms and a 4 piece House Bathroom**.

The property enjoys **long distance views across the valley to the front elevation**, externally providing **good sized gardens to the front and rear and the unexpected addition of a Double Garage and off street parking for 2 cars**.

PRICE: £249,950

Tel: 01535 637333

www.wilman-wilman.co.uk

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



The sought after village of Bradley provides an **everyday store, friendly pub, village hall and a well maintained recreation ground**, with Woodlands itself being ideally located **very close to the highly regarded primary school**.

Recommended for closer inspection to appreciate the size of the rooms & feeling of space throughout, the accommodation in detail comprises:

TO THE GROUND FLOOR

Part glazed door to:

HALLWAY: with spindled staircase to the first floor with store cupboard under.

SITTING ROOM: 14'6" x 12'0" with solid fuel stove in feature fireplace with flagged hearth & stone lintel, picture rail and window to the front with views over the valley.



DINING KITCHEN: 20'2" x 10'11" with range of wall and base units with laminate worktops over, 1½ bowl stainless steel sink unit & drainer, electric oven, 4 ring gas hob with extractor hood over, dishwasher plumbing, space for American style fridge freezer, washer plumbing, Baxi combination boiler, oak flooring, picture rail, **DINING AREA** with chimney breast & alcoves to the side and multi-paned door to:

REAR PORCH: 7'2" x 3'3" coat hooks and space for shoe rack and access to the rear



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: with roof void access.

BEDROOM 1: 13'0" x 10'11" range of bed head furniture and further fitted wardrobes and bedroom furniture, picture rail and window with views over the garden.



BEDROOM 2: 11'11" x 9'11" picture rail and elevated long distance views.

BEDROOM 3: 9'9" x 8'7" picture rail, storage cupboard over the stairs and similar views to Bedroom 2.



BATHROOM: 7'8" x 6'10" comprising jacuzzi bath, corner shower cubicle with electric shower, low suite w.c, wash hand basin, vinyl floor, frosted uPVC window and chrome ladder towel rail.

TO THE OUTSIDE

There is a majority lawned front garden with planted borders and a pathway from Skipton Road where on street parking is available.

The rear enclosed lawned garden has planted borders and views towards the hills, bounded by timber fencing, being safe for young children & pets.

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There is space to park a small car to the rear in front of the **DETACHED DOUBLE GARAGE**: 19'9" x 15'10" with power & light, 2 sets of doors and a rear pedestrian door to the garden.



COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax band C.

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.

POST CODE: BD20 9EF

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

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