



## 54 Bradshaw Lane

Bradshaw, Halifax, HX2 9XD

Offers In The Region Of £180,000 Freehold







Presented to the market with the benefit of no upper chain is this stone built, mid terraced character cottage in the ever popular area of Bradshaw with stunning open views to both the front and rear aspects. Although this home would benefit from some internal modernisation and redecoration to suit ones own style and taste, it offers double glazing, gas central heating, two bedrooms, ample fitted storage and gardens.

### Location

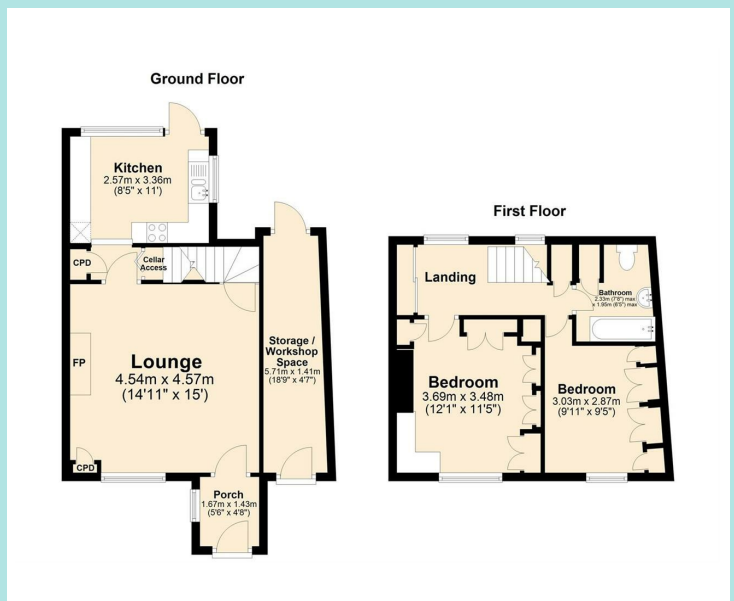
The popular village of Bradshaw, with semi-rural surroundings, is convenient for a wide range of local amenities including highly regarded schools, such as Bradshaw Primary School, North Halifax Grammar School and Trinity Academy. The area boasts excellent commuter links to both Halifax and Bradford, along with access to the M62 motorway network and rail network. Additional local amenities include a range of independent retailers and public houses along with nearby Morrison's supermarket. There is also easy access to Queensbury Village which boasts various amenities and shops.

### Accommodation

Access is gained via a front entrance porch with a further door leading directly into the spacious lounge which enjoys covered beams to the ceiling and fireplace to the chimney breast. A small inner corridor has a folding door which gives access to the cellar. Continuing through to the good size kitchen at the rear which enjoys dual aspect windows and an excellent range of dark wood, base, wall and drawer units with complementary work surfaces incorporating a 1 and ½ bowl sink with drainer and mixer tap over, and an electric hob with extractor above. With tile splashbacks, integrated oven, plumbing for a washing machine, plumbing for a dishwasher and uPVC door opening outwards to the rear garden.

From the lounge, an enclosed staircase leads up to the first floor landing with fitted cupboard over the bulkhead, two windows to the rear elevation allowing ample natural light and enjoyment of the pleasant open aspect to the rear, and a shallow fitted wardrobe with sliding mirror doors. The principal bedroom enjoys an excellent range of fitted wardrobes with bedside drawers, overhead cupboards, and dressing table. A second well proportioned bedroom also enjoys a range of wardrobes with pull out basket storage and both bedrooms have windows to the front elevation with pleasant views. Completing the accommodation is the house bathroom which enjoys a three-piece suite comprising of WC, wash hand basin, and bath with shower over and folding shower screen. With tiled walls, obscure glazed window to the rear elevation and useful fitted storage cupboard.

Externally at the front of the property a small paved patio garden has stonewall boundaries and mature plants and shrubs. To the side of the porch, a door leads into an enclosed passageway which can be utilised for storage / a workshop space. A further door at the rear gives access into the rear garden which is split level with raised planting areas with mature plants and shrubs. Steps lead up to the paved patio with mature borders and pleasant open aspect to the rear.



Council tax band: B  
EPC rating:  
Ground rent: N/A  
Service charge: N/A

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