



Cleveley Bradshaw Lane, Bradshaw, Halifax, HX2 9XB
Asking Price £240,000

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Located in a highly sought-after village setting, this spacious three-bedroom inner townhouse offers a fantastic opportunity for families and professionals alike. Enjoying breath-taking views, the property is offered with no upper chain.

Benefiting from gas central heating and UPVC double glazing, the accommodation briefly comprises: an inviting entrance hall, a well-proportioned lounge, and a superb open-plan dining kitchen at the rear, boasting an open aspect.

To the first floor, there are two generously sized double bedrooms, a third single bedroom/study, and a family bathroom. A staircase leads to the converted loft space, ideal for use as a playroom, home office, or additional living space.

Externally, the property features well-maintained front and rear gardens, offering an excellent outdoor space to relax and take in the scenic surroundings. A single garage is also included, though it requires some repair.

Conveniently positioned for easy access to Leeds, Bradford, and the M62 motorway, the property is also within close reach of well-regarded primary and secondary schools, making it perfect for families.

Early viewing is highly recommended!

GROUND FLOOR:

Entrance Hallway

A spacious entrance hall having wood effect laminate flooring and central heating radiator. With staircase rising to the first floor and a useful understairs store.

Lounge

13'4" x 10'6" (4.07m x 3.22m)

Featuring a living flame gas fire set to a fireplace with timber surround, ceiling coving, wood effect laminate flooring and a central heating radiator. A uPVC window to the front elevation enjoys far reaching views.

Kitchen Diner

16'7" x 12'0" (5.06m x 3.66m)

This spacious dining kitchen offers generous family kitchen/dining space adjoining the rear garden and enjoying a wonderful open aspect to the rear. Fitted with a range of matching wall and base units with complementary working surfaces and an inset sink with side drainer and mixer tap. Built into the kitchen is a four ring electric hob with oven beneath and extractor canopy above. Having space and plumbing for a dishwasher and washing machine and space for a fridge freezer with tile effect laminate to the floor, central heating radiator, UPVC window to the rear elevation and further uPVC French doors opening to the rear garden.

FIRST FLOOR:

Landing



Master Bedroom

14'0" x 10'9" (4.27m x 3.29m)

Positioned to the front of the property and taking advantage of the distant views. The master bedroom is fitted with a range of wardrobes and has a uPVC window and central heating radiator.

Bedroom 2

11'7" x 10'9" (3.54m x 3.29m)

A second well proportioned double bedroom positioned to the rear of the property. Having fitted wardrobes, central heating radiator and a uPVC window to the rear elevation enjoying rural views.

Bedroom 3 / Study

10'7" x 5'6" max (3.24m x 1.70m max)

Currently presented as a study, positioned to the front of the property, having wood effect laminate flooring, uPVC window and central heating radiator. A staircase rises to the second floor level.

Family Bathroom

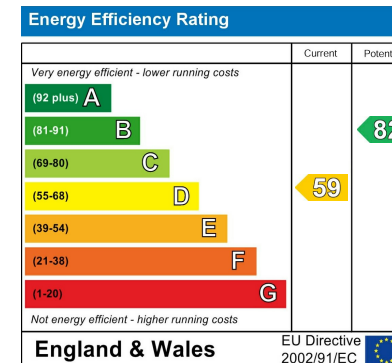
Part tiled to the walls and furnished in a three piece white suite comprising a low flush WC, pedestal hand wash basing and panelled bath with electric shower over. With central heating radiator, uPVC window and a cupboard houses the central heating boiler.

SECOND FLOOR:









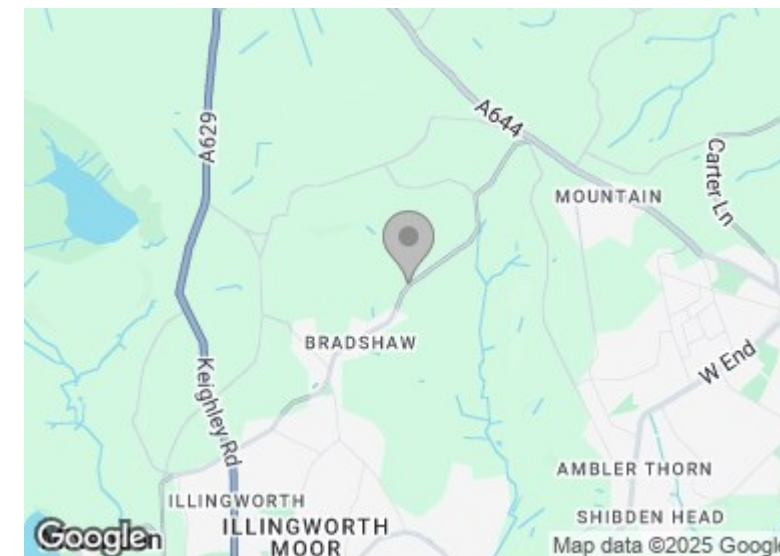
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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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