



2, Brook Buildings, Church Street, Bradwell

Hope Valley, S33 9HJ

A charming three bedroomed mid terraced cottage beautifully positioned in Brook Buildings, Bradwell. The accommodation is arranged over three floors and has allocated off-road parking for one vehicle. Occupying a superb location in the heart of the village with easy access to excellent village amenities and local walks, this home is offered to the market with no onward chain.

A composite front door opens to an entrance hall with hanging space, access to ground floor accommodation and stairs to the first floors. The sitting room enjoys a front facing aspect across Church Street and an original open fireplace. An opening leads to a dining kitchen with a range of units with solid wood worktops, Butler sink and four burner hob with extractor over. The kitchen features a fitted fridge freezer,



- Three bedroomed, stone built, mid terrace in Brook Buildings, Bradwell
- Three double bedrooms
- Composite front and back door
- Suitable as a holiday let, second home or permanent residence
- Allocated parking for one vehicle
- Sitting room with original fireplace
- Offered to the market with no onward chain
- Luxury family bathroom with standalone bath and shower enclosure
- Well-equipped dining kitchen with integrated units
- Worcester Bosch combi boiler



undercounter dishwasher, washing machine, oven and fitted wine cooler. Accessed off the kitchen is under stair storage and a barn style door leads to the rear of the property and access to yard area and allocated parking.

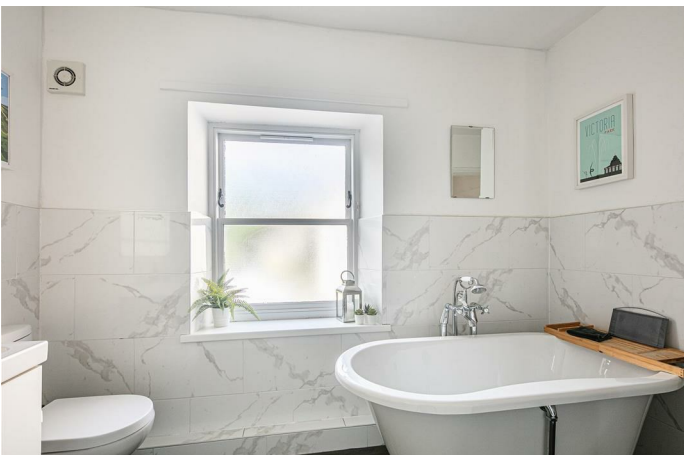
Stairs rise to the first floor landing with panelled doors to all rooms. Bedroom one is a front facing double bedroom with pleasant views across Church Street to Bradwell Brook. A luxury bathroom is located on the first floor featuring a standalone bath, twin wall mounted washbasin, walk-in shower enclosure, low flush WC and heated towel rail. An airing cupboard houses the Worcester Bosch combi boiler and storage.

Stairs rise to the top floor landing with doors to two further rooms. Bedroom two is a double bedroom with front facing window overlooking Church Street and Bradwell Brook. The room benefits from a built-in storage cupboard. Bedroom three is a further double bedroom with rear facing window light. This room is currently used as an additional reception room/cinema room.

Outside to the rear of Brook Buildings is allocated parking for one vehicle and covered bin store area. There is pedestrian access to Bradwell Brook playground from the private car park.

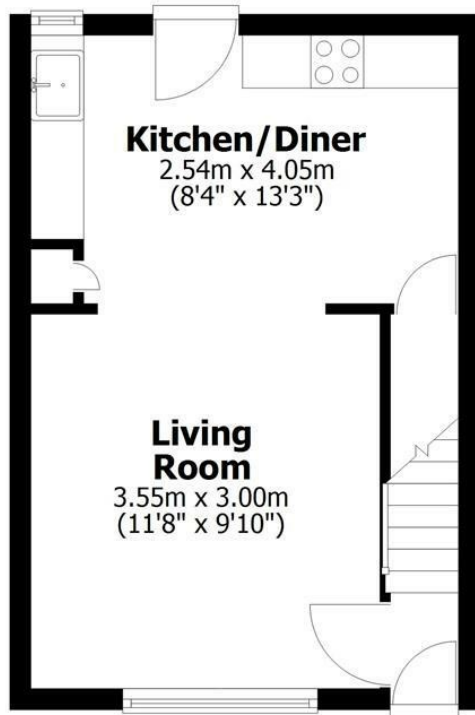






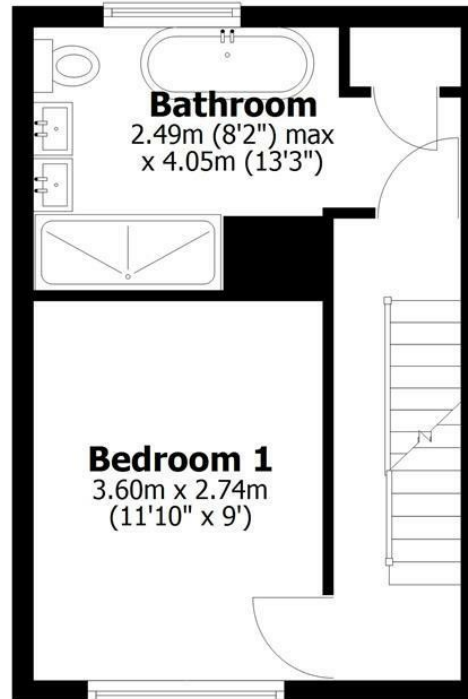
Ground Floor

Approx. 25.1 sq. metres (269.6 sq. feet)



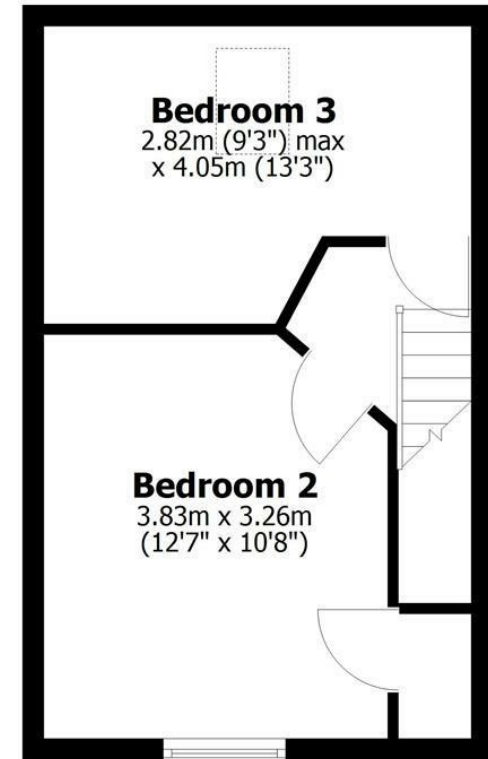
First Floor

Approx. 25.1 sq. metres (269.6 sq. feet)



Second Floor

Approx. 27.3 sq. metres (294.1 sq. feet)



Total area: approx. 77.4 sq. metres (833.3 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

2 Brook Buildings

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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& RIDDLE**
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