



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN IMMACULATELY PRESENTED & FULLY MODERNISED  
3 BEDROOMED SEMI-DETACHED BUNGALOW STANDING IN  
AN ENVIABLE POSITION WITH LONG DISTANCE VIEWS,  
GARDENS, DRIVEWAY PARKING AND A GARAGE/WORKSHOP**



## **31 INGS DRIVE BRADLEY**

A beautifully modernised 3 Bedroomed semi-detached bungalow enjoying **lovely elevated views, generous gardens, driveway parking and a workshop / garage**. Offering spacious & stylish accommodation, the property further comprises: **a modern Breakfast Kitchen with range oven & integrated appliances, a Sitting Room and adjoining Office, a luxury En-suite to the principal Bedroom and a further Shower Room**, complemented by a **large Garden Room with a feature solid fuel stove and external doors**.

**Ings Drive is a highly regarded area in the popular village of Bradley, a small semi-rural community nestled just outside Skipton, known for having a well-respected primary school, a friendly pub and lovely walks along the Leeds Liverpool canal.**

## **PRICE: £395,000 – NO CHAIN**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



The bungalow is offered with **no forward chain** and is **highly recommended** for closer inspection to appreciate the quality & attention to detail.

### **TO THE GROUND FLOOR**

Part glazed uPVC door to:

**HALL:** with coat & shoe storage cupboard, oak effect laminate floor and access to part boarded roof void via folding ladder.

**SITTING ROOM:** 13'8" x 8'8" with large picture window with superb elevated views to the countryside, further window with fitted shutter and coved ceiling.

**OFFICE / OPTIONAL BEDROOM 4:** 7'2" x 6'6" with access to roof void and lovely views.



**BREAKFAST KITCHEN:** 13'2" x 8'7" with range of wall and base units with oak worktops over, electric range oven with extractor hood over, 1½ bowl composite sink unit & drainer, integrated dishwasher, fridge & wine fridge, Worcester combination boiler, matching oak laminate flooring, underfloor heating, cupboard underlighting and bespoke fitted shutters to picture window framing lovely long-distance 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 1:** 17'5" x 11'0" (inclusive of en-suite) with coved ceiling, window shutters, oak laminate flooring, underfloor heating and fitted shelving.

**EN-SUITE:** 7'5" x 5'2" comprising large walk-in shower enclosure with thermostatic unit, low suite w.c with concealed cistern, wash hand basin with drawer below, matching flooring, tiled walls, extractor fan and underfloor heating.



**BEDROOM 2:** 12'8" x 10'10" (inclusive of fitted wardrobes) with coved ceiling, wardrobes with internal lighting, and window with fitted shutters.

**BEDROOM 3 / DINING ROOM:** 9'8" x 8'8" with utility cupboard with washer plumbing, oak laminate flooring and half glazed uPVC door to:



**SHOWER ROOM:** 6'8" x 5'3" comprising walk-in shower enclosure with thermostatic shower and panelled walls, low suite w.c with concealed cistern, wash hand basin, oak laminate flooring, panelled ceiling, extractor fan and part tiled walls.

**GARDEN ROOM:** 25'9" x 7'6" with composite decking, poly carbonate roof, 4 sets of glazed double doors to the garden, solid fuel stove with exposed flu, power and cold water tap.

**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 OUTSIDE**

A driveway provides parking for 2/3 vehicles and a low maintenance front garden with gated access to the house and secure gardens.

The main garden comprises two flagged patios, a raised patio seating area with fabulous views, planted borders, an ornamental pond and a further lower garden with a raised planter & timber shed with power. This area could accommodate a summer house to benefit from the elevated views.

The rear garden comprises a small lawn with planted borders & gravelled pathways, a small store shed with power, an external light and panelled fencing to all boundaries.

**GARAGE / WORKSHOP:** 18'3" x 9'3" with raised storage, space for dryer & freezer, range of wall and base units and side pedestrian door & window (please note a garage door could be re-instated if required).



**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.

**NOTE:** These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



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

**POST CODE:** BD20 9EL

**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.

**PRICE:** £395,000 – NO CHAIN

**VISIT OUR WEBSITE:** [www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)



NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.