Peter David Properties Ltd

Residential Sales and Lettings

Bradshaw Lane, Bradshaw

£315,000

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Set in the wonderful village of Bradshaw is this extended FIVE BEDROOM family home with extensive views over the surrounding countryside. Popular with families, the village has its' own Primary School and for the older children Trinity Academy and North Halifax Grammar are all within easy walking distance.

This extended home is well presented and has recently benefited from a newly installed fitted kitchen. To the front you have a garden laid to lawn with established shrubs and flowers, a driveway to the side with car port leads to a single garage at the rear. There is a wonderful enclosed patio garden from where you can enjoy the countryside views.

It is not often a house providing this amount of accommodation comes to the market in Bradshaw Village so we do encourage an early viewing to avoid disappointment.

Please note photos were taken prior to a tenant taking occupation.

The internal accommodation is set out over two floors and is as follows:

- Semi rural location
- Desirable village location
- FIVE BEDROOMS
- Extended home
- Gas central heating
- Double glazing
- Gardens to both front and rear
- Driveway and car port
- Magnificent countryside views
- Well regarded schools serve Bradshaw Village

Accommodation

Entrance Hallway
11'7" x 5'10" (3.55 x 1.78)
Enter via a PVCu front door into the main entrance hallway. A staircase leads to the first floor and access to the lounge. Under stairs storage. Central heating radiator.

Open plan lounge dining room
27'9" x 10'4" (8.46 x 3.17)
A light and airy reception room opening out to the dining room. Attractive fireplace with inset electric fire and hearth. Central heating radiators and double glazed windows with fitted shutter blinds. Patio doors with fitted shutter blinds lead out to the rear patio garden. Access door to:

Kitchen
17'8" x 7'3" (5.40 x 2.23)
A newly fitted modern fitted kitchen. With a range of attractive wall and base units with complementary work surfaces with matching upstands. Integrated electric oven with inset four ring gas hob and filter hood above. Inset porcelain sink with chrome mixer tap. Space and plumbing for an automatic washing machine. Space for a tall fridge freezer. Useful store cupboard. Tall central heating radiator and double glazed window looking out to the rear patio garden and the fields beyond. External PVCu access door.

First Floor

Landing
9'11" x 5'9" (3.04 x 1.76)
A good size landing providing access to all the first floor rooms.

Double Bedroom
9'4" x 9'3" (2.87 x 2.82)
With central heating radiator and double glazed window with fitted shutter blinds.

En suite
5'11" x 5'10" (1.81 x 1.80)
Comprising of a three piece white suite to include a sink with pedestal, low flush wc and tiled shower enclosure with mixer shower. Chrome central heating towel heater.

Double Bedroom
11'11" x 9'8" (3.65 x 2.95)
With central heating radiator and double glazed window with fitted shutter blinds.

Double Bedroom
9'6" x 9'3" (2.90 x 2.82)
With central heating radiator and double glazed window with fitted shutter blinds.

Double Bedroom
11'1" x 10'7" (3.38 x 3.23)
With central heating radiator and double glazed window with fitted shutter blinds.

Single Bedroom
10'4" x 5'11" (3.17 x 1.81)
With central heating radiator and double glazed window with fitted shutter blinds.

House Bathroom
8'7" x 5'11" (2.64 x 1.81)
A part tiled bathroom with a three piece white bathroom suit comprising of a sink with pedestal, low flush wc and a bath with shower fitting. Linen cupboard. Frosted double glazed window and central heating radiator.

External details
To the front you have a garden laid to lawn with established shrubs and flowers, a driveway to the side with car port leads to a single garage at the rear. It should be noted there is a right of access only over the driveway for the neighbour but it is not a shared driveway. The driveway falls under the ownership of our vendor. There is a wonderful enclosed patio garden from where you can enjoy the countryside views.

Directions
Please use the postcode HX2 9XB for sat nav directions

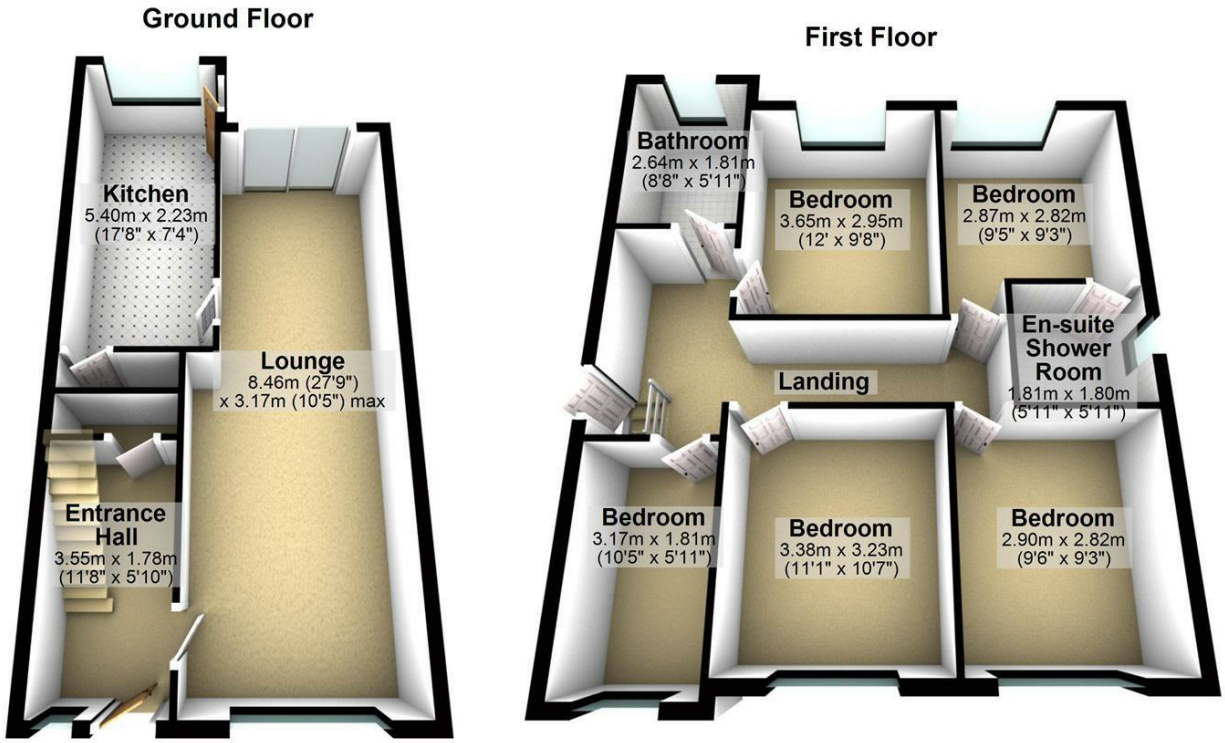
PLEASE NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

Floor Plan

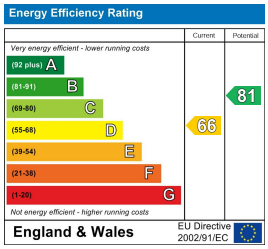


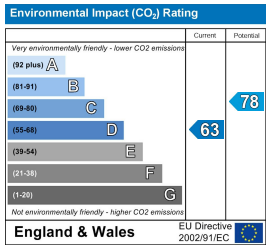
To be used for Illustration purposes only. Measurements are approximated.
Plan produced using PlanUp.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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