Peter David Properties Ltd

Residential Sales and Lettings

Bradshaw Lane,

Price Guide £325,000

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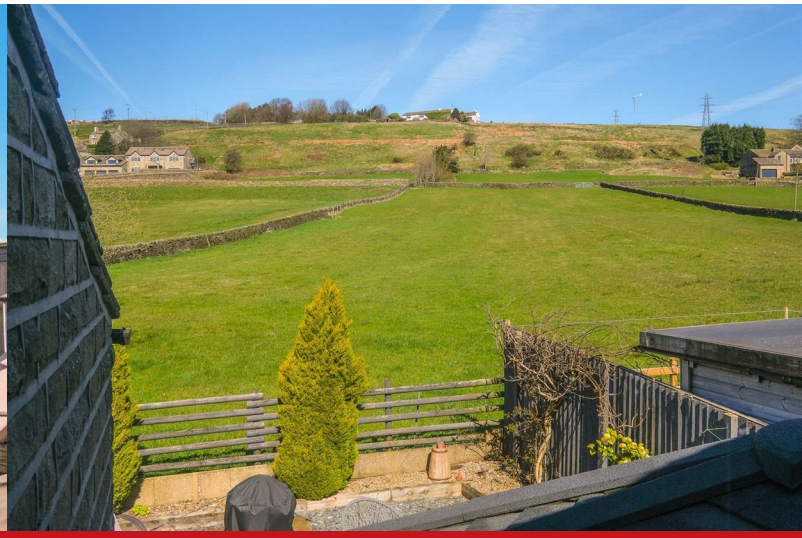

Nestled in the charming village of Bradshaw, this beautifully presented double fronted three-bedroom family home offers a delightful blend of character and modern living. Boasting oak internal doors throughout and modern internally fitted window blinds, the property is finished to a high standard and is perfect for those seeking a peaceful yet vibrant community, with stunning views over the surrounding countryside.

As you enter, you are welcomed by an inviting entrance porch that leads into a tastefully decorated lounge, featuring a striking stone fireplace and gas stove, creating a warm and cosy atmosphere. The well-appointed kitchen boasts a range of shaker-style units, complemented by newly fitted oak veneer worktops, a range cooker, and an American-style fridge/freezer (both included within the sale), making it a practical and stylish space for family meals. Adjacent to the kitchen, the dining room, with its lovely mullion windows, provides a perfect setting for entertaining guests. The conservatory, a wonderful addition to the home, offers a versatile space that opens directly onto the rear garden, allowing you to enjoy the beautiful outdoor views.

In addition to the main living areas, the property benefits from a separate study, ideal for those who work from home, which could alternatively be used as a fourth bedroom depending on your needs.

The first floor comprises three bedrooms, each filled with natural light, and a family bathroom featuring a modern four-piece suite. The master bedroom is a particularly generous space, similar in size to the lounge, and benefits from two internal fitted wardrobes, along with mullion windows that frame the picturesque scenery. The additional bedrooms provide comfortable spaces for family or guests.

- CHARACTER COTTAGE IN THE VILLAGE OF BRADSHAW
- DOUBLE FRONTED
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNTRYSIDE VIEWS TO BOTH THE FRONT AND REAR OF THE PROPERTY
- BEAUTIFUL GARDEN TO THE REAR
- COUNCIL TAX BAND C
- EPC BAND D

Externally, the cottage features a low-maintenance garden to the front and a well-maintained rear garden, ideal for summer gatherings and relaxation. The sought-after location of Bradshaw is enhanced by its proximity to local schools, including a primary school and secondary options such as Trinity Academy and North Halifax Grammar, all within easy walking distance.

Accommodation

Lounge
13'9" x 15'5" (4.20 x 4.70)

Dining Room
12'5" x 11'3" (3.80 x 3.45)

Study
9'10" x 9'10" (3.00 x 3.00)

Kitchen
9'10" x 15'5" (3.00 x 4.70)

First Floor

Bedroom 1
11'1" x 15'5" (3.40 x 4.70)

Bedroom 2
10'0" x 12'0" (3.05 x 3.67)

Bedroom 3
10'0" x 7'10" (3.05 x 2.40)

House Bathroom
10'0" x 6'6" (3.05 x 2.00)

External Details
The property features a low-maintenance garden to the front and a well-maintained rear garden, ideal for summer gatherings and relaxation. There are countryside views to both the front and rear of the property.

Directions
Please use the postcode HX2 8XD 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

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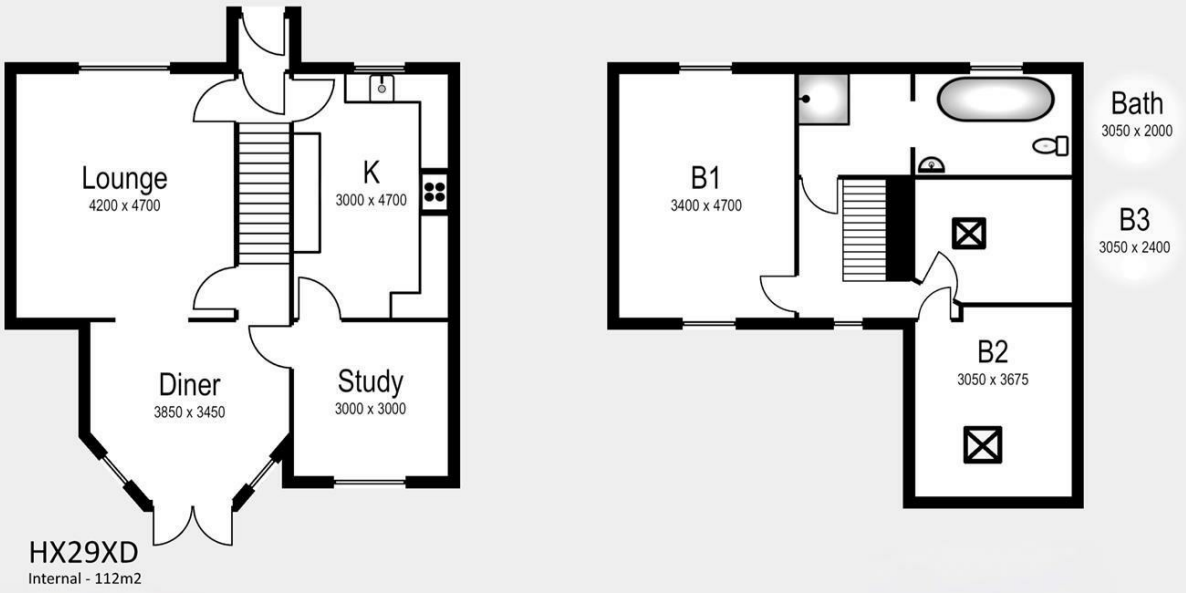


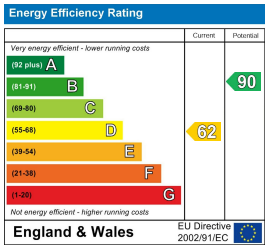
HX29XD
Internal - 112m2

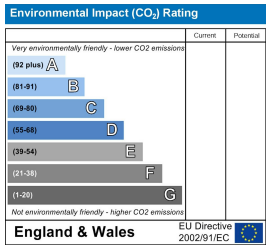
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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