



Wainlea Bradshaw Lane, Bradshaw, Halifax, HX2 9XD  
Offers Over £325,000

bramleys



Beautifully modernised and redecorated by the current vendors, 'Wainlea' offers a rare opportunity to purchase a spacious and stylish home in the popular rural village of Bradshaw. Designed with modern family living in mind, the property boasts a superb open plan kitchen and dining space, along with multiple reception areas, three generous bedrooms and family bathroom. Externally, the home benefits from gardens to front and rear, a block-paved driveway, and an attached garage. The property enjoys spectacular far-reaching views to the front, and peaceful open fields to the rear, providing a tranquil and scenic backdrop to daily life. Homes of this quality and position are rarely available in this location.









## GROUND FLOOR:

### Entrance Hallway

Entered via a composite external door, the entrance hall features ceiling coving, exposed timber floorboards, central heating radiator, and a uPVC window to the side. A staircase rises to the first floor with useful storage cupboard beneath.

### Lounge

11'7" x 14'8" (3.53m x 4.47m)

A warm and welcoming reception room positioned to the front of the property, enjoying far-reaching views via a large uPVC window, with central heating radiator beneath. The room boasts an open tiled fireplace with stone hearth and inset wood-burning stove, and is accessed via original internal doors with stained glass inserts. Opens to:

### Open Plan Kitchen/Diner

27'2" x 11'5" max (8.28m x 3.48m max)

A spacious and stylish family kitchen fitted with a modern range of wall and base units, laminate working surfaces, and an inset Belfast sink with mixer tap. Integrated appliances include an undercounter oven, microwave, fridge/freezer, dishwasher, and a four-ring electric hob with extractor canopy over. With access to further understairs storage. The dining area features built-in cupboards and display shelving and ceiling coving creating a lovely blend of character and function. Door to rear lobby and access to further living/dining room.

### Rear Living/Dining Room

14'7" x 10'2" max (4.45m x 3.10m max)

A light-filled room offering beautiful views over surrounding countryside through uPVC French doors, which also give direct access to the rear patio garden. Fitted with ceiling coving, central heating radiator, and ideal as an additional sitting or dining space.







### Rear Lobby

With uPVC door to the side and central heating radiator.

### Utility Room/WC

Fitted with wall-mounted cabinets, working surface, and plumbing for an automatic washing machine and space for a tumble dryer beneath. Includes a low flush WC, central heating radiator, and window to the side.

### FIRST FLOOR:

#### Landing

With uPVC window to the side, loft access point, and doors to all bedrooms and bathroom.

#### Master Bedroom

14'1" x 12'0" (4.29m x 3.66m)

A spacious double bedroom positioned to the front of the property, featuring a uPVC window taking in fantastic far-reaching views, and a central heating radiator.

#### Bedroom 2

11'8" x 11'7" (3.56m x 3.53m)

A second double bedroom located at the rear, enjoying elevated rural views via a uPVC window, with central heating radiator.

#### Bedroom 3

6'8" x 8'10" (2.03m x 2.69m)

Positioned to the side with uPVC window, central heating radiator, and built-in storage to the bulkhead.

#### Bathroom

Part tiled and fitted with a three-piece white suite comprising panelled bath with shower over, pedestal wash hand basin, and low flush WC. Includes central heating radiator and uPVC window.



### OUTSIDE:

To the front, a block-paved driveway provides ample off-road parking and leads to an attached single garage with electric door, power, and lighting. The front garden is mainly lawned with established flower and shrub borders.

A pathway leads down the side of the property to the rear garden, which is low maintenance and predominantly paved with raised flower borders. The garden enjoys a stunning open aspect across surrounding countryside, providing a private and picturesque outdoor space.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Halifax via the A629 Ovenden Road and follow the road all the way to Ovenden. Just prior to the traffic lights in Ovenden take a right hand turning onto Shay Lane by the Ron Lee garage. Proceed all the way along Shay Lane to its conclusion. At the junction with Heathy Lane continue straight across into the continuation of Shay Lane following the road around as it becomes Holdsworth Road. Follow the road around and turn right up Riley Lane. Proceed to its conclusion, turning right into Bradshaw Lane. Shortly after passing Bradshaw Cricket Club and open fields appear on the right hand side, the property will be found on the left and identified by the house sign 'Wainlea'.

### TENURE:

Freehold





### COUNCIL TAX BAND:

Band D

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

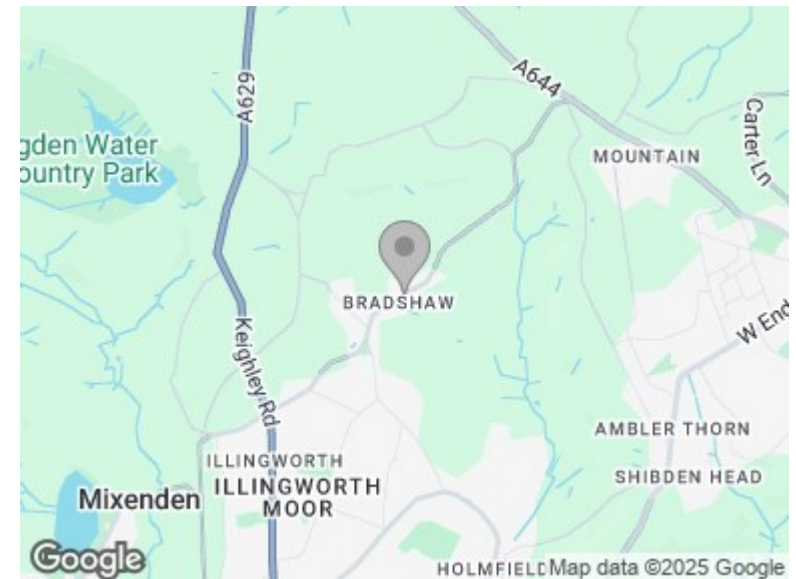
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







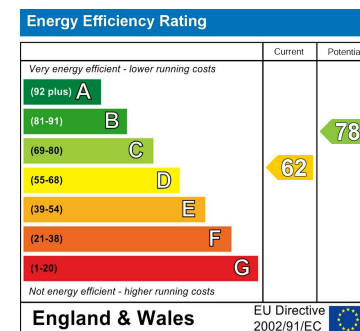




#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



Huddersfield | Halifax | Elland | Mirfield

