

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



2 Sunny Royd, Bradley, Keighley BD20
9DL
Asking Price: £279,000



+ 3



+ 1



- Traditional stone inner terrace house
- Two first floor bedrooms and large attic bedroom
- Attractive garden and rear yard
- Superb level location in village centre.

Superbly situated on the level in the centre of the North Yorkshire village of Bradley, with all local amenities nearby, this traditional stone inner terraced house includes two first floor bedrooms, a large second floor attic bedroom, gas central heating, UPVC sealed unit double glazing, an attractive garden and an enclosed rear yard together with a portion of a private rear lane/parking.



Strongly recommended for inspection, the property comprises very briefly:

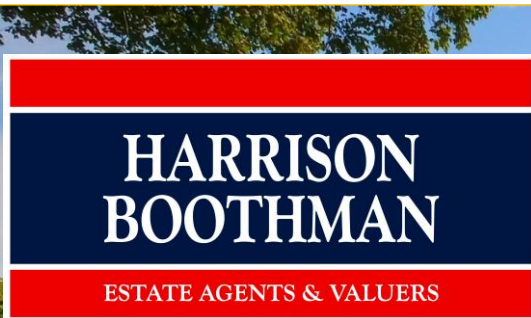
An entrance hall, a sitting room with an open fireplace, a living/dining room with a cast iron multi-fuel stove and a fitted kitchen whilst on the first floor are two bedrooms and a bathroom with a white suite including a shower above the bath. On the second floor is an attic third bedroom with velux windows and long distance views across the Aire Valley towards the hills. The front garden enjoys fine southerly aspects whilst comprising a lawn, flowerbeds, bushes, roses, a garden pond with a water feature, a bay tree and a stone flagged patio/sitting out area. There is also a garden store and a timber garden shed. The property also includes an enclosed rear yard and a portion of the private rear lane/parking.

Surrounded by beautiful open countryside adjacent to the Leeds/Liverpool canal, the very popular village of Bradley is served by local amenities including a well respected primary school, a shop, a public house, a Church and chapel, Sports clubs, a village hall and community events.

The historic market town of Skipton known as 'The Gateway to the Dales' is only circa two miles away providing extensive shopping and recreational facilities together with excellent secondary schooling.

The business centres of West Yorkshire and East Lancashire area within comfortable daily commuting distance.

With much to command it, this very appealing home comprises in further detail:



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GROUND FLOOR

ENTRANCE HALL

With a traditional Regency style front entrance door. Central heating radiator. Dado rails. Cloaks rail. Staircase to the first floor.

SITTING ROOM

11'1" x 10'9" With stone mullioned UPVC sealed unit double glazing and a window seat. Double central heating radiator. Carved pine surround to a fireplace with a mantle shelf, an ornate cast iron interior, patterned tiled insets, an open cast iron grate with an inner canopy and a tiled hearth. Ceiling cornices.

LIVING/DINING ROOM

14'6" x 13'5" with UPVC sealed unit double glazing and a double central heating radiator. Carved pine fireplace surround and a cast iron multi-fuel stove on a tiled hearth. Built-in pine base cupboards to both pine panelled side alcoves including display shelves. Picture rails. Deep built-in store place under stairs.

FITTED KITCHEN

11'10" x 6'10" With a range of base and wall units providing cupboards, drawers and contrasting granite effect worktop surfaces having tiled surrounds. Stainless steel sink and drainer. Built-in Hotpoint oven with a Philips four ring gas hob having a backing plate and an extractor hood above in a glass and stainless steel finish chimney style canopy. Plumbing for an automatic washing machine. Double central heating radiator and a wall mounted Worcester gas combination central heating boiler. Fitted wall shelves and a meter cupboard. Window and a hardwood external door including sealed unit double glazing.

FIRST FLOOR

LANDING

With a spindled balustrade and a fitted bookcase.

BEDROOM ONE

14'5" x 10'11" With stone mullioned UPVC sealed unit double glazing providing long distance views across the valley towards the hills. Double central heating radiator. Deep built-in wardrobe. Picture rails.

BEDROOM TWO

10'9" x 7'6" (plus recess) With UPVC sealed unit double glazing, a central heating radiator and fitted wall shelves.

BATHROOM

With a three piece white suite comprising a panelled bath having a tiled surround and a thermostatic shower together with a pedestal wash basin and a low suite WC. Partial wall panelling. Dado rails. UPVC sealed unit double glazing and a central heating radiator.

SECOND FLOOR

ATTIC THIRD BEDROOM

14' x 13' (maximum including the stairwell) With two velux windows. Fine long distance views at the front across the valley towards the hills. Double central heating radiator. Dimplex wall mounted electric heater. Fitted shelves. Clothes rail. Ceiling beams. Access to roof void storage. The attic third bedroom is approached via a staircase from the first floor landing.

OUTSIDE

The enclosed front garden provides a very attractive feature - enjoying fine southerly aspects - whilst comprising a lawn, flowerbeds, bushes, roses, a Bay tree, a garden pond with a water feature and there is also a stone flagged patio/sitting out area. Garden store and a timber garden shed. Pedestrian right of through access.

Enclosed rear yard including a pebbled bed, flagging, an apple tree, wrought iron gates, a garden store, a coal bunker and a cold water tap.

Portion of the private rear lane/parking.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: C

TENURE

The tenure for this property is Freehold.

SERVICES All mains services are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

Ref: RAH010526

If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



Energy performance certificate (EPC)

2 Sunny Royd Bradley KEIGHLEY BD20 9DL	Energy rating E	Valid until: 1 April 2035
		Certificate number: 0340-2202-6440-2705-4815

Property type	Mid-terrace house
Total floor area	103 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

These particulars do not constitute an offer or contract of sale.
Any prospective purchaser should satisfy themselves by inspection of the property.