

7 West View Close, Bradley BD20 9BU
Asking Price: £895,000



+ 6

+ 3



- Six/ Seven Bedroom Detached
- Large Private Driveway
- Spacious Double Garage
- Lawned Gardens
- Fine Long Distance Views
- Viewing Essential

Beautifully constructed in natural random stone, this detached residence has been meticulously refurbished to an incredibly high standard, both internally and externally to provide a stunning prestigious family sized home of distinction. Whilst benefiting from the great advantage of an adjoining double garage and large private driveway parking, this very appealing six bedroom detached property enjoys a peaceful and enviable



position in this well-established residential cul-de-sac away from busy main roads whilst backing onto an open field and commanding spectacular open long distance views over the village towards the surrounding hills and countryside beyond.

With all local amenities nearby, imaginatively planned over 3500sqft of living accommodation this prestigious home is very strongly recommended indeed for inspection, comprising briefly:

An entrance porch, a large reception hallway, a dual aspect living room with large feature stone fireplace, a living dining kitchen with superbly appointed bespoke units including a range of high quality built in appliances, open through to a snug, a sitting room, a utility, and a downstairs w/c. Whilst on the first floor a landing with three built in storage cupboards leads to five well planned bedrooms and a luxurious three piece house bathroom, with the two largest bedrooms also incorporating en suite shower rooms and all bedrooms having built in storage cupboards. On the second floor a further landing leads to a sixth bedroom and a separate w/c, also from this landing is a large storage room which could easily be used as a seventh bedroom. Externally a large private tarmac driveway leads to a spacious integral double garage with a mezzanine storage level. Externally there are excellent gardens to the front side and rear with the side garden having been landscaped to provide a private enclosed sitting out area including a lawn and stone flagged patio backing onto an open field.

The popular and sought after Aire Valley village of Bradley is ideally situated only two miles south from the historic market town of Skipton, adjacent to the Leeds/Liverpool canal whilst benefiting from a range of amenities including a well-regarded primary school, a village store, a Church and chapel, a village hall, a bus service and also 'The Slaters Arms', a traditional English pub with beer garden.

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS

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The increasingly popular market town of Skipton has won many accolades in recent years, being independently judged to be one of the best areas to live in the UK via multiple media sources. Catering to residents of all ages, the town offers the perfect combination of excellent schooling, easy access to countryside and an extensive choice of leisure, shopping, and recreational facilities. In addition, the scenic Yorkshire Dales National Park is only a short drive away to the north, offering some of the finest countryside and scenery in the UK.

Including UPVC sealed unit double glazing, gas central heating, quality fittings and fixtures the property comprises in further detail:

GROUND FLOOR

ENTRANCE PORCH

With substantial timber sealed unit double glazed front entrance door. Triple aspect UPVC sealed unit double glazing. Stone flagged flooring. Internal glazed door through to:

RECEPTION HALLWAY

With bespoke fitted bench and cloaks cupboard. Engineered oak flooring with electric underfloor heating. Staircase leading to first floor landing.

DOWNSTAIRS W/C

Superbly appointed two-piece white suite comprising low suite w/c and floating hand wash basin. Contemporary wall and floor tiles. Central heating towel radiator in chrome finish. Recessed ceiling spotlights.

SPACIOUS FULL WIDTH LIVING ROOM

31'11" x 15'11" With dual aspect sealed unit double glazing, with sliding patio doors to the rear enjoying views over the fields to the countryside beyond. Large feature stone fireplace, including stone hearth with cast iron wood burning stone. Engineered oak flooring with partial electric under floor heating. Central heating radiator. Wall lights. Exposed beams.

LIVING DINING KITCHEN

17'02" x 16'03" Superbly appointed quality contemporary range of wall and base units incorporating granite worktop surfaces with matching island unit. Gas fired Aga. Inset one and a half bowl stainless steel sink. Built in Bosch electric double oven with matching four ring ceramic hob and extractor above. Integrated fridge and freezer. Integrated freezer. Integrated dishwasher. Integrated microwave. Bespoke butler's pantry. Built in storage cupboard. Slate flooring. UPVC sealed unit double glazing enjoying views at the rear over a field to the countryside beyond. Open through to:

SNUG

12'03" x 9'09" With sealed unit double glazed rear door. Central heating radiator. Engineered oak flooring.

SITTING ROOM

15'11" x 12'05" With dual aspect UPVC sealed unit double glazing. Cast iron wood burning stove. Built in cloaks cupboard. Built in storage cupboard.

UTILITY

9'09" x 7'06" With superbly appointed fitted base and wall units incorporating oak block worktop surfaces. Stainless steel sink and drainer unit. Plumbing for an automatic washing machine. Space for a tumble dryer. Wall mounted Worcester gas central heating boiler. UPVC sealed unit double glazing. Sealed unit double glazed rear entrance door. Internal door through to:

INTEGRAL DOUBLE GARAGE

29'11" x 24'05" With electric roller shutter door. Pedestrian entrance door. Dual aspect UPVC sealed unit double glazing. Light and power. Staircase leading to mezzanine storage level.

FIRST FLOOR

LANDING

With three built in storage cupboards. Central heating radiator. Enclosed stairs case leading to 2nd floor.

BEDROOM ONE

16' x 15'01" With dual aspect UPVC sealed unit double glazing enjoying fine long-distance views over Bradley to the countryside beyond. Central heating radiator. Range of quality built in wardrobes.

ENSUITE SHOWER ROOM

Superbly appointed quality three-piece white suite comprising low suite w/c, pedestal hand wash basin, walk in shower enclosure with dual head thermostatic shower. Contemporary wall and floor tiles. Fitted heated mirror. UPVC sealed unit double glazing. Extractor fan. Built in storage cupboard. Central heating towel radiator in chrome finish.

BEDROOM TWO

15'11" x 14'04" With dual aspect UPVC sealed unit double glazing enjoying fine long-distance views over Bradley to the countryside beyond. Central heating radiator. Two built in double wardrobes.

ENSUITE SHOWER ROOM

Superbly appointed quality three-piece white suite comprising low suite w/c, pedestal hand wash basin, walk in shower enclosure with overhead thermostatic shower. Contemporary wall and floor tiles with electric underfloor heating. UPVC sealed unit double glazing. Extractor fan. Built in storage cupboard. Central heating towel radiator in chrome finish.

BEDROOM THREE

16' x 12'03" With UPVC sealed unit double glazing enjoying fine long-distance views at the rear over Bradley to the countryside beyond. Two built in double wardrobes. Central heating radiator.

BEDROOM FOUR

12'02" x 9'02" With UPVC sealed unit double glazing enjoying fine long-distance views at the rear over Bradley to the countryside beyond. Central heating radiator. Built in wardrobe.

BEDROOM FIVE

12'02" x 9'09" With UPVC sealed unit double glazing enjoying fine long-distance views at the rear over Bradley to the countryside beyond. Built in wardrobe. Central heating radiator.

HOUSE BATHROOM

Superbly appointed quality three-piece white suite comprising low suite w/c, hand wash basin set on vanity cabinet, fitted bath with glass shower screen and dual head thermostatic shower over. Contemporary wall and floor tiles with electric underfloor heating. UPVC sealed unit double glazing. Central heating towel radiator in chrome finish. Extractor fan.

SECOND FLOOR

LANDING

with two built in storage cupboards. Eaves storage.

BEDROOM SIX

16'02" x 16'01" With Velux skylight enjoying fine long-distance views. Eaves storage.

SEPARATE W/C

Well-appointed two-piece white suite comprising low suite w/c and pedestal hand wash basin. Velux skylight.

STORAGE / BEDROOM SEVEN

16'02" x 16'01" With Velux Skylight. Eaves storage.

OUTSIDE

The property benefits from a large PRIVATE DRIVEWAY leading to the:

SPACIOUS INTEGRAL DOUBLE GARAGE

As previously described.

There is a small lawned garden to the front with planted borders and a stone flagged patio and pathway commanding delightful open views. Gated access to the rear.

To the side there is a paved pathway/patio with and steps leading to a lawned area which extends to the side incorporating mature evergreen hedging, planted borders and small trees. The rear garden enjoys a good degree of privacy and includes an attractive curved stone retaining wall below together with a stone flagged patio and composite decking overlooking the field at the rear with views over Bradley to the countryside beyond.

COUNCIL TAX BAND

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

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: AJT011225

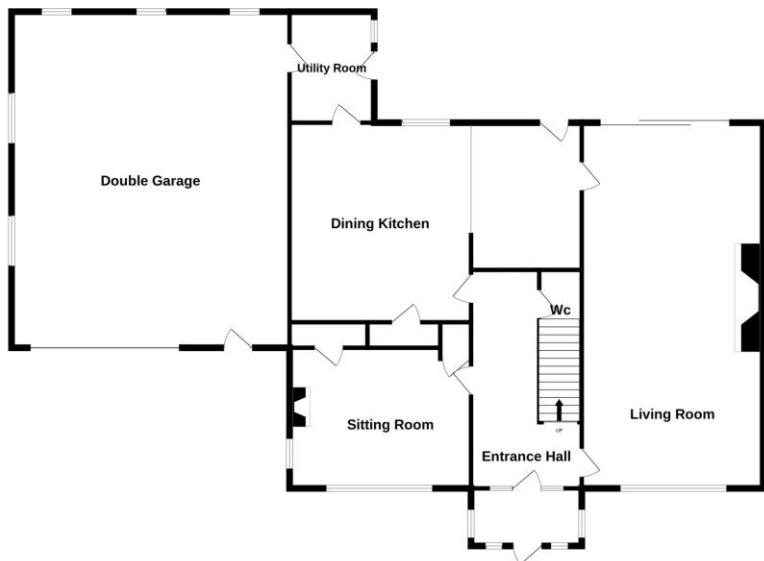
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.







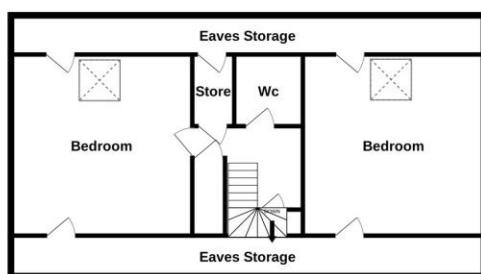
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| 7 Westview Close Bradley KEIGHLEY BD20 9BU | Energy rating C | Valid until: 2 December 2035 |
| | | Certificate number: 0271-3957-7202-4765-1200 |

| | |
|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 321 square metres |

Rules on letting this property

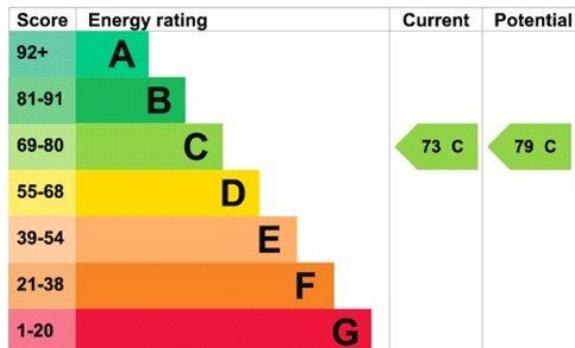
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be C.

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



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.