

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



9 Cross Lane Court, Bradley BD20 9QD  
OIEO: £400,000



+ 3



+ 2



- Three good sized double bedrooms
- Spacious living accommodation
- Enclosed rear garden
- Superb open countryside views
- Fully renovated with quality fixtures and fittings

This fully renovated and deceptively spacious three double bed roomed family home provides imaginatively planned and superbly appointed accommodation enjoying a delightful courtyard location in the very popular village of Bradley which is surrounded by beautiful open countryside adjacent to the Leeds/Liverpool canal. The property has to be seen to fully appreciate the quality and size with over 1400 square feet of living accommodation.



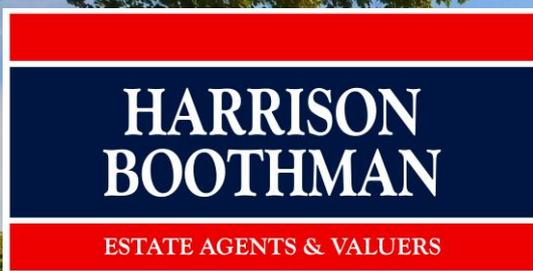
Including an attractive enclosed rear garden which backs onto open fields and is planned for ease of maintenance together with the advantage of a private level driveway and a single garage, this very appealing individual property also includes gas central heating, sealed unit double glazing and quality contemporary fittings and fixtures throughout.

With all village centre amenities nearby and the Leeds/Liverpool canal only a short walk away, this well equipped property certainly provides a very exciting opportunity, comprising briefly:

An entrance hallway, a spacious sitting room with a feature fireplace housing a cast iron multi-fuel stove, a beautifully appointed dining kitchen which has been well-fitted with quality contemporary wall and base units with ample integral appliances, a ground floor w/c and a study/utility room offering a versatile space with integral access into the single garage. To the first floor there are three large double bedrooms. The master bedroom has a superbly appointed ensuite shower room with a high quality three piece suite. The house bathroom is fit with a modern three piece bathroom suite.

Externally the property has a private block-paved driveway which leads to the single garage. To the rear there is an enclosed garden which backs onto an open field and has raised beds.

The very successful and imaginative residential conversion of the historic Bradley Mill includes an attractive mix of apartments, individual conversion properties and new build town houses.



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

The towns of Skipton, Keighley and Ilkley are all situated within circa ten to twenty minutes travelling distance by car whilst the business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

With much to commend it, this delightful property comprises in further detail:

## GROUND FLOOR

### ENTRANCE HALL

With a tiled floor with electric underfloor heating. Central heating radiator. Hardwood sealed unit double glazed window. Composite front entrance door. Useful cloaks storage cupboards.

### SITTING ROOM

16'3" x 14'11" (maximum) with sealed unit UPVC double glazed windows and matching sliding doors onto the rear garden. Cast iron multi-fuel stove with an oak mantle and a slate hearth.

### DINING KITCHEN

22'5" x 12'8" with sealed unit double glazed windows. Sliding UPVC patio doors. Partial tiled floor with electric underfloor heating. Modern fitted wall and base units with contrasting granite worktops and matching upstands with tiled surrounds. Lamona stainless steel four ring gas hob with a concealed extractor over. AEG tall oven. Integral fridge. Composite one and half bowl sink and drainer with a chrome mixer tap. Integral Hisense dishwasher. Neff fitted microwave. Double central heating radiator.

### GROUND FLOOR W/C

Tiled floor with electric underfloor heating. Concealed cistern w/c. Corner pedestal wash basin with a tiled surround.

### UTILITY/STUDY

10'4" x 9'1" with tiled flooring with electric underfloor heating. Fitted base units with an oak block worktop with tiled surrounds. Plumbing for a washing machine. Inset stainless steel sink with a chrome mixer tap. Sealed unit UPVC double glazed window. Large fitted storage cupboards with built in shelving.

### INTEGRAL SINGLE GARAGE

18'10" x 9'8" with an electric up and over door. Space for a dryer. Vaillant wall mounted gas fired combination boiler. Fitted shelving.

## FIRST FLOOR

### LANDING

Loft access.

### MASTER BEDROOM

16'2" x 12'2" with sealed unit UPVC double glazed windows with stunning long distance views. Central heating radiator. Wardrobing.

### ENSUITE SHOWER ROOM

Tiled flooring with electric underfloor heating. Partial wall tiling. Chrome heated towel rail. Recessed low voltage ceiling spotlights. Extractor fan. Fitted medicine cabinet. Shaver point. Large walk in shower with a chrome thermostatic shower and a rainfall shower over with tiled surrounds. Ceramic wash basin built into a unit with storage drawers underneath and a concealed cistern w/c. LED touch mirror over.

### BEDROOM TWO

13' x 10'5 with sealed unit UPVC double glazed windows with open countryside views. Central heating radiator. Fitted wardrobes.

### BEDROOM THREE

11'9" x 9'11" with a central heating radiator. Hardwood sealed unit double glazed window. Large walk in storage cupboard/wardrobe.

### HOUSE BATHROOM

Tiled floor with electric underfloor heating. Contrasting partial wall tiling. Fitted towel radiator. Recessed low voltage ceiling spotlights. Extractor fan. Panelled bath with a chrome thermostatic shower. Hardwood sealed unit double glazed window. Ceramic wash basin built into a unit with storage underneath and a concealed cistern w/c. LED touch mirror over.

### EXTERNAL

Private block-paved driveway leading to the single garage (previously described). To the front there is also a stone pebbled area with a log store and external lighting.

To the rear there is an enclosed Westerly facing stoned paved patio with well-stocked flower and shrub raised beds. There is also a timber shed.

### COUNCIL TAX BAND

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

### TENURE

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

Tel: Skipton 799993

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

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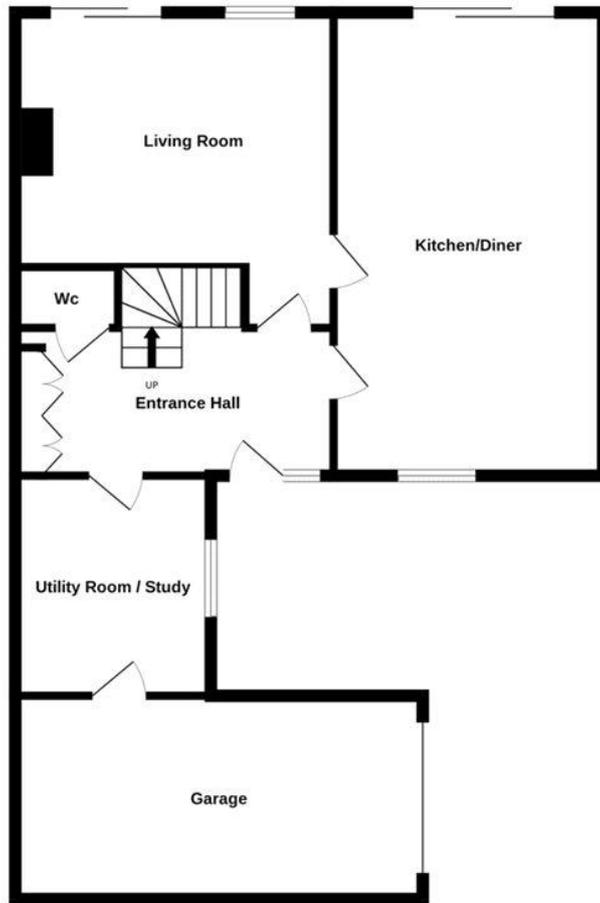
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



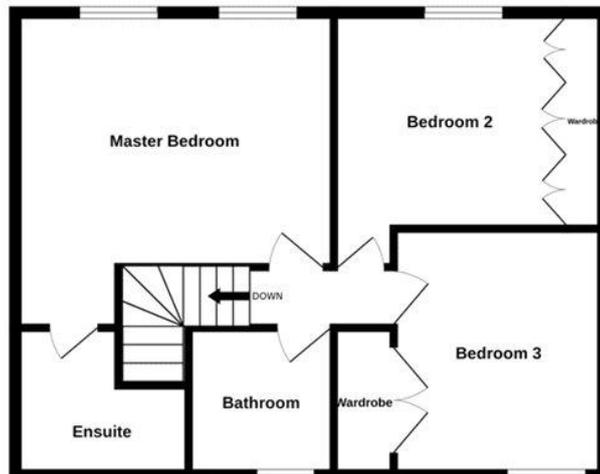




GROUND FLOOR



1ST FLOOR



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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Any prospective purchaser should satisfy themselves by inspection of the property.