

**HARRISON  
BOOTHMAN**

ESTATE AGENTS & VALUERS



18 Main Street, Bradley BD20 9DG  
Asking Price: £299,950



+ 3



+ 1



- Character Property
- Three Double Bedrooms
- Enclosed Rear Yard
- Long Distance Views
- Village Location

This charming, well equipped and beautifully presented individual stone cottage provides well equipped three bedroomed accommodation enjoying a picturesque location in the older part of Bradley village centre with all amenities and delightful open countryside nearby.





Including the advantage of two useful out-buildings and an attractive rear yard, this charming cottage also incorporates UPVC sealed unit double glazing, gas central heating and a host of character features together with quality fittings and fixtures.

Very strongly recommended indeed for inspection, the property comprises briefly:

A living room with feature stone fireplace and a dining kitchen including cream fronted units with oiled pine worktop surfaces. Whilst on the first floor the landing leads to the master bedroom (currently used as a home office/ work room) enjoying fine long-distance views over Bradley towards the moors, a four-piece bathroom including a separate shower and bath and a drying room. On the second floor a landing leads to two well planned dual aspect bedrooms both enjoying fine long-distance views. There is a small front garden including a raised flower bed and an enclosed rear yard providing a sitting out area. The property also includes two out-buildings/store places.

Surrounded by beautiful open countryside adjacent to the Leeds/Liverpool canal, the very popular rural village of Bradley is served by local amenities including a primary school, a Church and Chapel, a Village hall, a general store, a public house, a bus service, sports clubs and community events.

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



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

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

## GROUND FLOOR

### LIVING ROOM

13'05" x 13'02" With UPVC entrance door. UPVC sealed unit double glazing. Feature stone fireplace with tiled hearth and oak lintel above. Central heating radiator. Exposed beams.

### DINING KITCHEN

14'03" x 13'02" Well-appointed cream fronted units including oiled pine worktop surfaces. One and a half bowl composite sink and drainer unit. Plumbing for an automatic washing machine. Plumbing for an automatic dishwasher. Gas cooker point. Floor standing Glow worm gas boiler. Central heating radiator. Dual aspect UPVC sealed unit double glazing. UPVC sealed unit double glazed rear entrance door. Tiled effect flooring. Stairs leading to the 1st floor landing. Understairs store/ pantry.

## FIRST FLOOR

### LANDING

With UPVC sealed unit double glazing. Stairs leading to 2nd floor landing.

### BEDROOM ONE

13'03" x 13'06" With UPVC sealed unit double glazing enjoying fine long distance views over Bradley to the countryside beyond. Central heating radiator.

### BATHROOM

Well-appointed four piece white suite comprising low suite w/c, pedestal hand wash basin, fitted panelled bath and separate shower enclosure housing a thermostatic shower. UPVC sealed unit double glazing. Central heating radiator. Open through to:

### DRYING AREA

With built in cupboard housing hot water cylinder and a separate area to dry clothes.

## SECOND FLOOR

### LANDING

### BEDROOM TWO

13'02" x 13'02" With dual aspect UPVC sealed unit double glazing enjoying fine long distance views over Bradley to the countryside beyond. Central heating radiator. Built in wardrobe.

### BEDROOM THREE

13'04" x 11' (Both Maximum) With dual aspect UPVC sealed unit double glazing. Central heating radiator.

### OUTSIDE

There is a small front garden area including a stone flagged patio and raised flower bed.

To the rear of the property is a colourful enclosed rear yard including raised flower beds.

### TWO OUTBUILDINGS / STORE PLACES

### 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: AJT260126

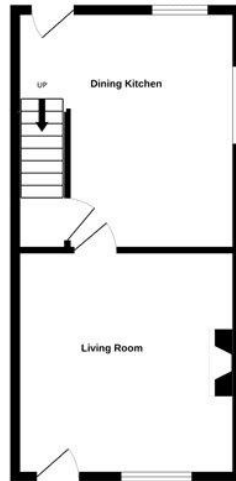
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.



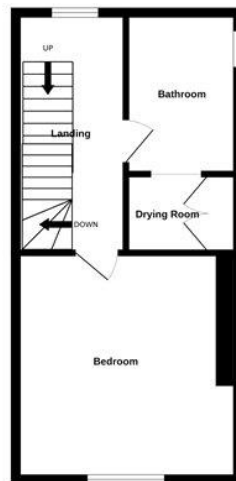




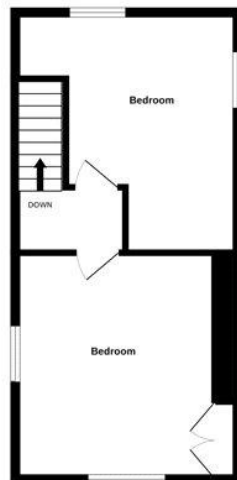
GROUND FLOOR



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)

18 Main Street Bradley KEIGHLEY BD20 9DG	Energy rating <b>D</b>	Valid until: <b>21 December 2032</b>
		Certificate number: <b>2140-1032-5020-7099-2525</b>

Property type	Mid-terrace house
Total floor area	99 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	56 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.