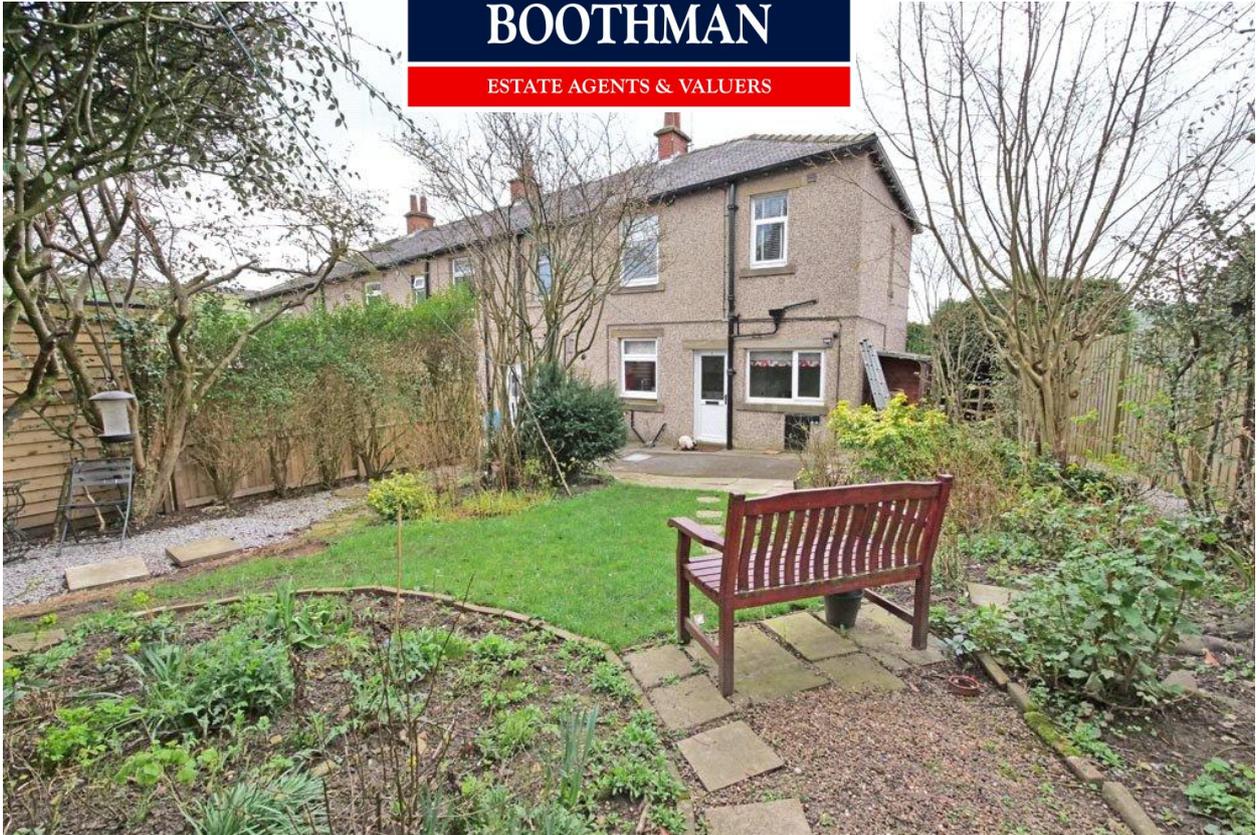


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



1 Oak Lea, Bradley BD20 9EQ
Asking Price: £275,000



+ 3



+ 1



- No Forward Chain
- Front and Rear Garden
- Three Bedrooms
- Superb Dining Kitchen
- Fine Long Distance Views

This well-equipped and beautifully presented individual end terraced house stands in attractive established gardens and is pleasantly situated on the level in Bradley village centre with all local amenities nearby.



Including the advantage of private parking together with gas central heating, UPVC sealed unit double glazing, quality fittings and fixtures together, this very appealing home is strongly recommended indeed for inspection, comprising briefly:

An entrance hall, a living room with feature cast iron wood burning stove, a superbly appointed dining kitchen with white fronted wall and base units including built in appliances and a useful storage cupboard. Whilst on the first floor a landing leads to three well planned bedrooms all with fine long-distance views and a three-piece bathroom comprising a shower over the bath. The property benefits from a lawned front garden with a side path leading to the generous well stocked mature rear garden providing an extremely attractive feature. There is also a tarmac parking space to the rear of the property.

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

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

Certainly providing an outstanding opportunity, this delightful property has much to commend it, comprising in further detail:

GROUND FLOOR



Harrison Boothman Estate Agents & Valuers
1 Unicorn House, Keighley Road, Skipton, BD23 2LP
Telephone: 01756 799993
Email: info@harrison-boothman.co.uk
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ENTRANCE HALL

With UPVC sealed unit double glazed front entrance door. Central heating radiator. Stairs leading to 1st floor landing.

LIVING ROOM

13'11" x 13'08" With UPVC sealed unit double glazing enjoying fine long-distance view. Feature cast iron wood burning stove set on stone hearth with stone lintel above. Central heating radiator.

DINING KITCHEN

18'03" x 8'09" Superbly appointed white fronted wall and base units with contrasting oak block worktop surfaces having tiled surrounds. Ceramic one and half bowl sink and drainer unit. Built in electric oven with four ring ceramic hob and extractor over. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated washing machine. Two UPVC sealed unit double glazed windows. Central heating radiator. UPVC sealed unit double glazed rear door. Useful understairs storage cupboard. Tile effect flooring.

FIRST FLOOR

LANDING

With UPVC sealed unit double glazing. Spindle balustrade. Loft access.

BEDROOM ONE

11' x 10'11" With UPVC sealed unit double glazing. Central heating radiator.

BEDROOM TWO

11'11" x 10'07" With UPVC sealed unit double glazing enjoying fine long-distance views over Bradley to the countryside beyond. Central heating radiator.

BEDROOM THREE

8'06" x 7'04" With UPVC sealed unit double glazing enjoying fine long-distance views over Bradley to the countryside beyond. Central heating radiator.

BATHROOM

Well-appointed three-piece white suite comprising fitted bath including a thermostatic shower and glass shower screen, low suite w/c, and pedestal hand wash basin. UPVC sealed unit double glazing. Ladder central heating towel radiator. Extractor fan. Wood effect flooring. Partial ceramic wall tiles.

OUTSIDE

To the front of the property is a south facing lawned garden area with a tarmac path leading to the front door and around the side of the property to the generous landscaped rear garden providing an extremely attractive feature including lawn, mature flower beds, small trees, and shrubs.

There is also a tarmac parking space to the rear of the property.

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.

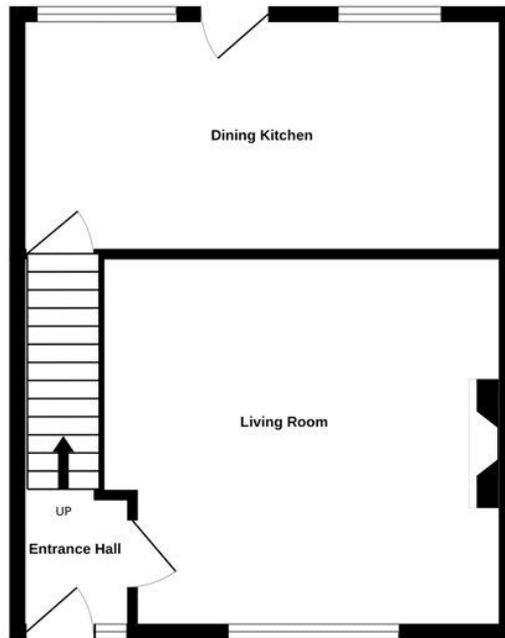
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If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

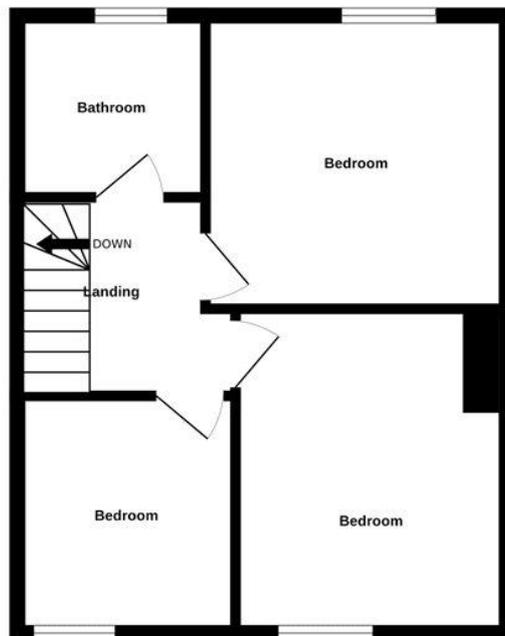




GROUND FLOOR



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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Energy performance certificate (EPC)

1 Oak Lea Bradley KEIGHLEY BD20 9EQ	Energy rating C	Valid until: 16 March 2036
		Certificate number: 0310-2013-0670-2296-5075

Property type	End-terrace house
Total floor area	81 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	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.