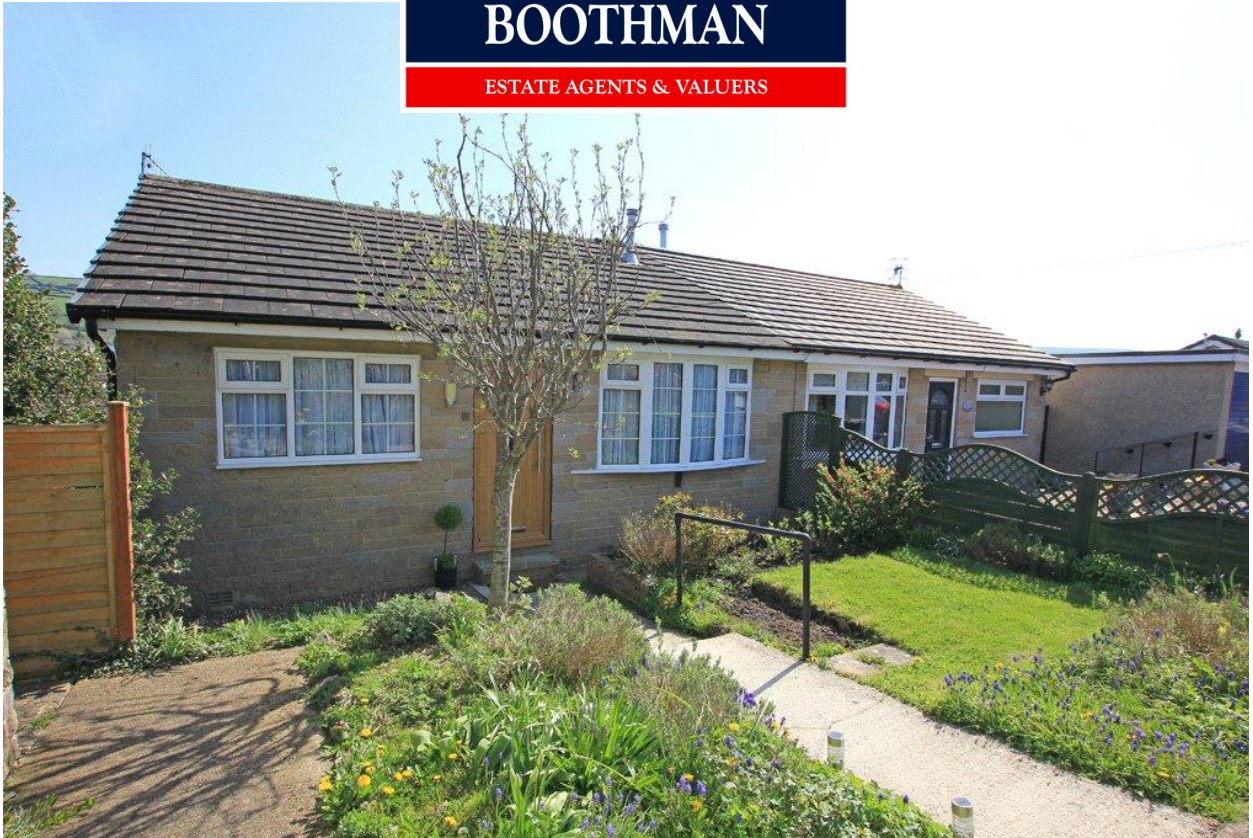


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



2 Aire Valley Close, Bradley, West
Yorkshire BD20 9HX
Asking Price: £225,000



+ 1



+ 1



- With the advantage of a single Garage
- Fantastic Views
- Established Gardens
- Built-in Wardrobes and Storage

This compact and easily manageable one bedroomed semi-detached bungalow is pleasantly situated in a small cul-de-sac within the very popular village of Bradley and enjoys long distance views at the front across the Aire Valley towards the hills.



Including UPVC sealed unit double glazing, gardens to front and rear together with the advantage of a single garage in a separate block, this bungalow is strongly recommended for inspection, offering very briefly - an entrance hall, a living room, an inner hall, a fitted kitchen, a rear entrance hall, a double bedroom and a refitted bathroom with a contemporary three piece white suite including a shower above the bath. There is an easily manageable front garden and a single garage with a private driveway in a separate nearby block. The well proportioned rear garden is now overgrown.

Surrounded by open countryside adjacent to the Leeds/Liverpool canal the very popular village of Bradley is served by local amenities including a sub post office/general store, a Church and Chapel, a public house, a primary school and a bus service.

The historic market town of Skipton known as the 'Gateway to the Dales' is only circa two miles away.

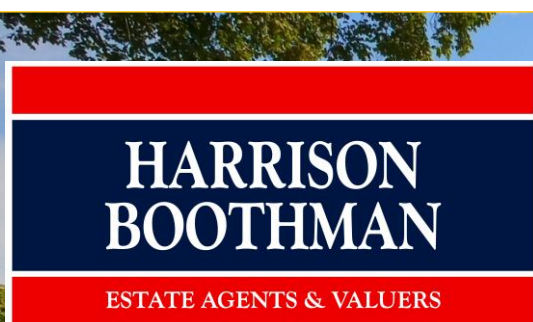
With much to commend it, the property comprises in further detail:

ENTRANCE HALL

With UPVC and sealed unit double glazed front entrance door. Multi-paned inner door through to:

OPEN PLAN LIVING ROOM / DINING KITCHEN

23'8" x 11'8" (Both maximum) With UPVC sealed unit double glazed bow window providing plenty of natural light. Ceiling coving. Traditional gas fireplace. Wooden mantel piece. Central heating radiator. The living area is open through to the kitchen which is appointed with a range of fitted base and wall cupboard and drawer units in a white finish, having contrasting laminated worktop surfaces. One and a half bowl



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stainless steel sink with matching drainer. Free standing oven / grill with four ring gas hob. Concealed extractor fan. Plumbing for an automatic washing machine or dishwasher. UPVC sealed unit double glazed window at the rear elevation enjoying superb long distance views across the valley.

INNER HALL

With deep built-in cupboards. Fitted carpets. Rear access to:

CONSERVATORY

Range of UPVC double glazing. UPVC sealed unit double glazed entrance door. Superb long distance views towards surrounding countryside and across the valley. Vinyl flooring.

BEDROOM

UPVC sealed unit double glazed window. Built-in wardrobes. Central heating radiator. Fitted carpets.

BATHROOM

With a three piece white suite comprising low suite wc, pedestal hand wash basin, and a panelled bath having independent shower over. Ceramic wall tiling. Central heating radiator. Loft hatch access. UPVC sealed unit double glazed window incorporating privacy glass.

OUTSIDE

COUNCIL TAX BAND

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

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: MGLEDHILL15426

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 Aire Valley Close
Bradley
KEIGHLEY
BD20 9HX

Energy rating

D

Valid until: **20 February 2032**

Certificate number: **0320-2909-1120-2722-2375**

Property type	Semi-detached bungalow
Total floor area	49 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+	A		
81-91	B		86 B
69-80	C		
55-68	D	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.