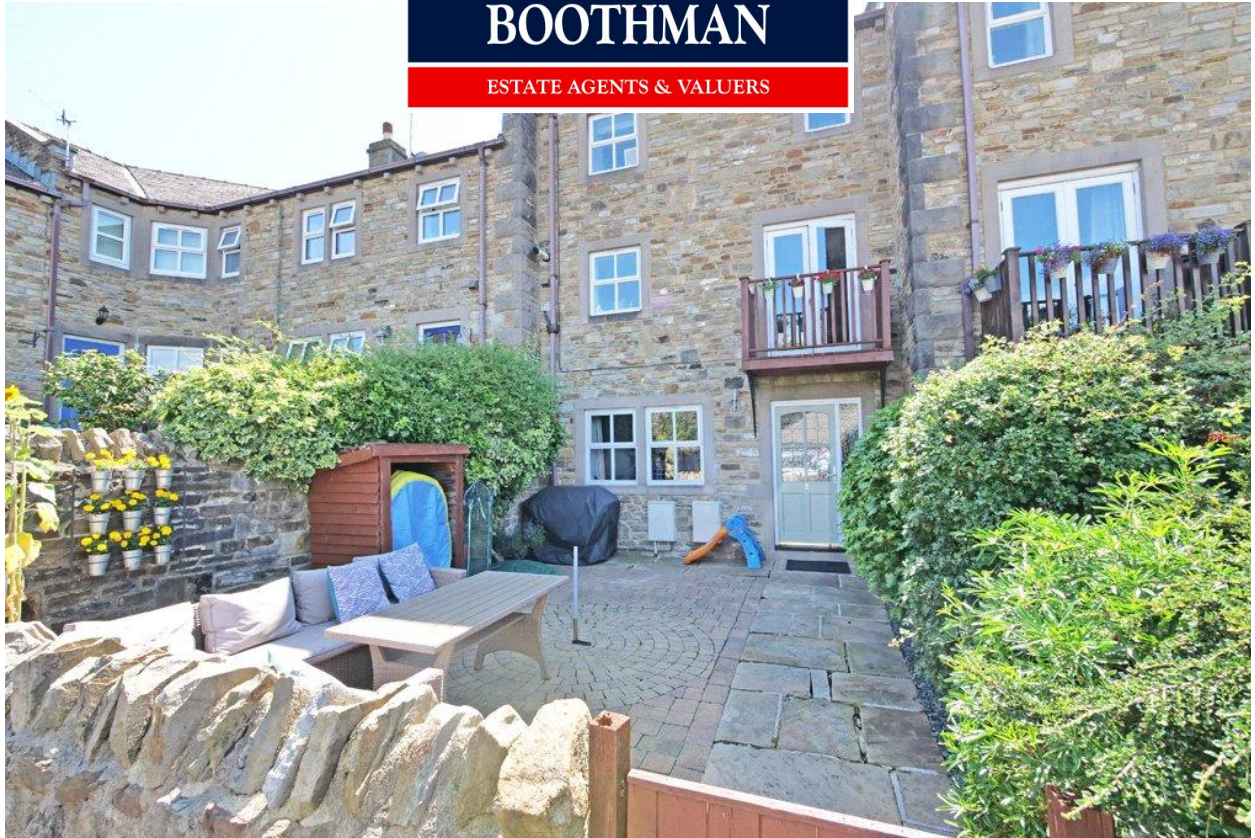


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



3 Browns Court, Bradley BD20 9BE
Asking Price: £285,000



+ 3



+ 1



- Three good sized double bedrooms
- Private parking for two vehicles
- Superbly presented throughout
- Deceptively spacious living accommodation
- Good sized rear garden
- Central location within Bradley

This deceptively spacious modern stone built town-house forms part of this imaginatively designed courtyard development ideally positioned in the centre of the village whilst offering generously proportioned three bedroom accommodation.



This superbly appointed family sized home benefits from an easy to maintain rear garden together with two private parking spaces, one of which is within a covered car port area with a useful lockable store room adjoining. The accommodation is thoughtfully laid out over three floors and benefits from a stylish modern fitted kitchen equipped with integrated appliances, a dining room with balcony area, a spacious lower ground floor sitting/TV room, a cloaks room/WC, three well planned bedrooms and a bathroom with three piece suite incorporating mixer shower over the bath.

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

The nearby town of Skipton is known as the 'Gateway to the Dales' and provides extensive shopping and recreational facilities together with excellent secondary schooling. Further secondary schooling is available in the nearby village of Cross Hills, with South Craven Secondary School having been awarded an 'Outstanding' rating in recent years.

Strongly recommended for inspection, the accommodation is equipped with gas central heating together with sealed unit double glazing and comprises in further detail:

LOWER GROUND FLOOR

REAR ENTRANCE HALL

**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS

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

With sealed unit double glazed rear entrance door together with matching side panel. Central heating radiator. Wood effect laminate flooring. Utility/store cupboard housing plumbing for an automatic washing machine. Staircase leading off to the upper ground floor. Door leading to:

WC/CLOAK ROOM

With two piece white suite comprising low suite WC together with a hand wash basin. Chrome towel radiator. Recessed ceiling spotlight. Extractor fan.

LIVING ROOM

21'6" x 11'6" (both maximum) with a feature fireplace with a stone hearth, oak mantle and incorporating a coal effect gas fire. Two central heating radiators. Sealed unit double glazed window overlooking the rear garden. Built-in store cupboard.

UPPER GROUND FLOOR

ENTRANCE HALL

With part glazed timber front entrance door. Central heating radiator. Wood effect laminate flooring. Staircase leading up to the:

DINING ROOM

14'9" x 9'2" (both maximum) with twin sealed unit double glazed doors leading to a small balcony area enjoying long distance views towards the hills. Central heating radiator. Staircase leading off to the first floor. Door leading to:

KITCHEN

11'3" x 8'4" superbly appointed with a range of stylish modern fitted cream fronted wall and base units incorporating contrasting granite worktop surfaces together with matching up-stands. One and a half bowl recessed Franke sink and drainer unit. High level twin cavity AEG electric oven. Integrated fridge/freezer. Integrated dishwasher. Four ring Neff ceramic hob with concealed extractor over. Wine rack. Carousel style base cupboards. Integrated refuse bin. Concealed wall mounted Worcester gas central heating boiler. Recessed ceiling spotlights. Sealed unit double glazed window enjoying a view towards the hills. Complementary tiled flooring.

BEDROOM

11'6" x 9'10" (both maximum) with leaded sealed unit double glazed window. Central heating radiator. Wood effect laminate flooring.

FIRST FLOOR

LANDING

With spindled balustrade. Sealed unit double glazed window. Loft hatch. Built-in linen cupboard.

BEDROOM

12'3" x 11'8" (both maximum) with leaded sealed unit double glazed window. Central heating radiator.

BEDROOM

10'6" x 9'2" (both maximum) with sealed unit double glazed window enjoying a view towards the hills. Central heating radiator.

BATHROOM

Well appointed with a modern white suite comprising low suite WC, pedestal hand wash basin and a panelled double ended bath with chrome mixer shower over. Recessed ceiling spotlights. Partial ceramic wall tiling. Central heating radiator. Sealed unit double glazed window. Shaver point. Extractor fan.

OUTSIDE

To the rear the property benefits from a level enclosed patio garden area providing a delightful outdoor space whilst being planned for easy maintenance with mixed paving and stone built boundary wall with timber garden gate. External lighting. External cold water tap.

The property benefits from a private parking space in the block paved parking area adjoining the garden together with a further parking area in a covered car port (the middle car port of the left hand row) with a lockable shed/storage area adjoining.

TENURE

The tenure for this property is Freehold.

COUNCIL TAX BAND

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

SERVICES All mains services are installed.

BROADBAND / MOBILE DATA SERVICES

Information obtained from Ofcom's Broadband Coverage Checker indicates that fixed-line ultrafast broadband services may be available at this property. Alternative broadband solutions, including satellite broadband services, may also be available at this location and should be investigated by prospective purchasers. Information obtained from Ofcom's Mobile Coverage Checker indicates that mobile coverage may be available at this property from one or more network operators. Actual coverage, indoor signal strength and service performance may vary and should be verified directly with the relevant mobile network provider.

This information is provided for guidance only and was correct at the time of compilation. Interested parties should verify current availability, speeds, coverage and suitability directly with their chosen service provider and through Ofcom's Broadband and Mobile Coverage Checker. Neither the seller nor Harrison Boothman warrants the accuracy or ongoing availability of any service.

ANTI-MONEY LAUNDERING (AML) REQUIREMENTS – ADMINISTRATION FEE PAYABLE

Under HMRC supervision and in accordance with current Anti-Money Laundering Regulations, Estate Agents are legally required to undertake Anti-Money Laundering (AML) checks on all sellers and prospective purchasers. These mandatory checks form part of the conveyancing process and are designed to help prevent financial crime and protect all parties involved in a property transaction.

Once an offer has been accepted (subject to contract), all prospective purchasers will be required to complete an identification and verification process. This will typically include the provision of photographic identification, proof of address and evidence of the source of funds being used to complete the purchase.

To cover the cost of the verification and screening process, a non-refundable AML administration fee is payable. THE FEE IS £24.00 (INCLUDING VAT) PER PURCHASER. The checks are carried out securely by a specialist third-party provider on our behalf and, for this purpose, Harrison Boothman will need to share relevant personal information with that provider. Please note that this is not a credit check and will not affect your credit rating or credit score. All information provided will be processed securely and confidentially in accordance with applicable data protection legislation.

In accordance with current regulations and our compliance obligations, we are unable to mark a property as "Under Offer" or "Sold Subject to Contract" until all purchasers have satisfactorily completed the AML verification process. If you have any questions regarding the above process, a member of our team will be pleased to assist.

INDEPENDENT THIRD PARTY PROFESSIONALS – REFERRAL FEES

Where appropriate, Harrison Boothman is pleased to recommend independent professionals who may be able to assist clients with related property matters. These include Conveyancing Solicitors, Mortgage Brokers, Surveyors, Removal Companies and Specialist Tradespeople. Please let us know if you would like any assistance in this respect.

In accordance with current regulations, we are obliged to disclose that in some instances, Harrison Boothman may receive a referral fee, voucher or marketing contribution from third-party providers should you choose to use their services following an introduction from us. The amount received varies depending on the nature of the referral and the value of the transaction but is typically between £20 and £250. You are under no obligation whatsoever to use any recommended provider and are entirely free to obtain alternative quotations or seek independent advice.

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: JT16072026

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

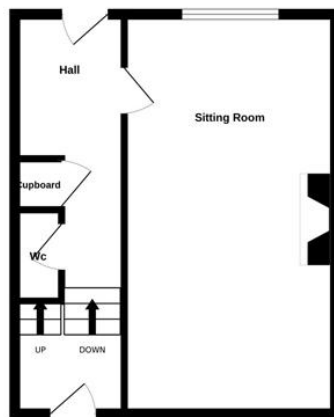
These particulars do not constitute an offer or contract of sale.

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





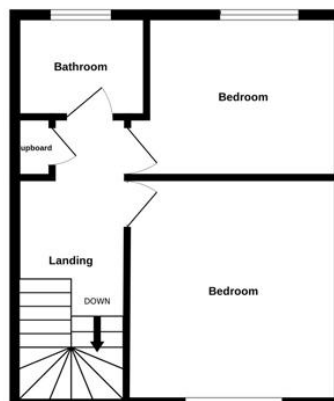
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

3 Browns Court Bradley KEIGHLEY BD20 9BE	Energy rating C	Valid until: 27 August 2036
		Certificate number: 2685-3065-8208-3536-9204

Property type	Mid-terrace house
Total floor area	109 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 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.