



10 ROSE TERRACE, BRADLEY, KEIGHLEY, BD20 9DP

£158,950


CARLING JONES
 ESTATE AGENTS & CHARTERED SURVEYORS



Well-presented two bedroom property in the popular village of Bradley. Close to local amenities, this home features open plan living space, two bedrooms, bathroom and useful attic space. Perfect for first time buyers or somebody looking to downsize. NO FORWARD CHAIN!

Bradley lies 1½ miles south of Skipton on the eastern banks of the Aire Valley. The Leeds-Liverpool Canal runs through the village, with pretty towpath walks to Skipton or Farnhill and beyond. There are also beautiful moorlands skirting the village with heather walks across to Farnhill Moor. Within the village there is the well-respected "Bradleys Both Community Primary School", deriving its name from the village being divided into two parts - Low Bradley and High Bradley. Also within the catchment area for both Ermysteds Grammar School and Skipton Girls Grammar School. There is also a village store, public house and a village hall which is the hub for many activities within this popular and thriving community.

This well proportioned accommodation with gas fired central heating and UPVC double glazing throughout is described in brief below with approximate room sizes:-

Ground Floor

Sitting Room

12'10 x 10'8

Entered from outside via UPVC front door. Feature fireplace, wood flooring and radiator.

Dining Kitchen

12'10 x 12'10

Range of wall and base units with oak block worktop, Belfast sink unit and vinyl splashback. Electric oven, ceramic hob and plumbing for washing machine. Tiled flooring and radiator. Useful cellar head storage.

First Floor

Landing

Bedroom One

13'3 x 10'1

Spacious double room with built-in wardrobe and radiator.

Bedroom Two

10'8 x 7'6

Double room with radiator.

Bathroom

Three piece suite comprising; low suite wc, hand basin and bath with electric shower over. Fully tiled walls and flooring. Heated towel rail.

Second Floor

Attic Room

11'4 x 11'4

With eaves storage, Velux window and radiator.

Council Tax & Tenure

Tenure: Freehold

Council Tax Band: B

Services

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer

These details do not form part of an offer or contract.

They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful



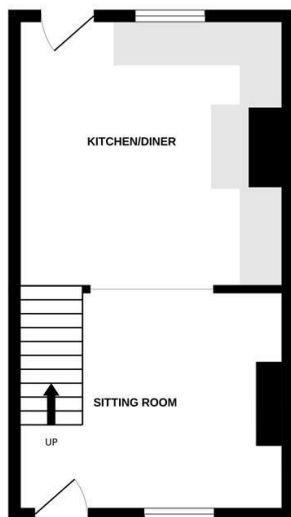
buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Viewings

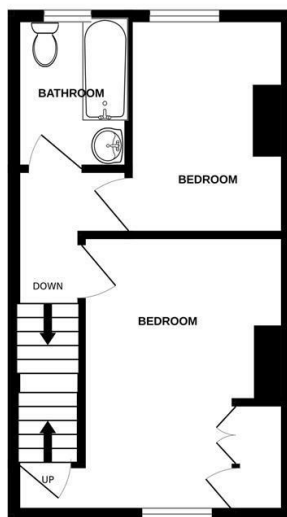
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163



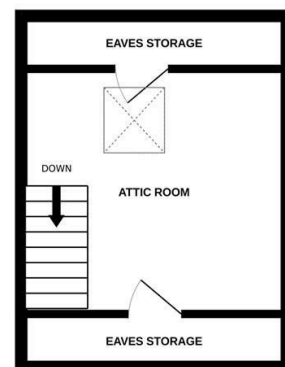
GROUND FLOOR



1ST FLOOR



2ND FLOOR

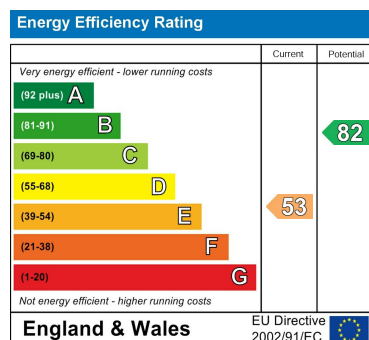


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax Band

B

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.