



1 RYEFIELD LANE, BRADLEY, BD20 9FS

£950,000



EARLY OPPORTUNITY TO RESERVE! CHOICE OF FINISHES! Nestled in the charming area of Ryefield Lane, Bradley, this stunning new build detached house offers an exceptional living experience for families and individuals alike. With an impressive six bedrooms, this property provides ample space for comfortable living and the flexibility to create your ideal home environment.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to maximise both space and light, creating a warm and inviting atmosphere throughout.

The exterior of the property boasts parking for up to three vehicles, a valuable feature in today's busy world, allowing for easy access and peace of mind. The new build status of the house means that you can enjoy modern amenities and energy-efficient living, making it a practical choice for the discerning buyer.

Located in the desirable area of Bradley, this home is well-positioned to take advantage of local amenities, schools, and transport links, making it an ideal choice for families looking to settle in a vibrant community. This property is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the opportunity to make this beautiful home your own.

#### 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





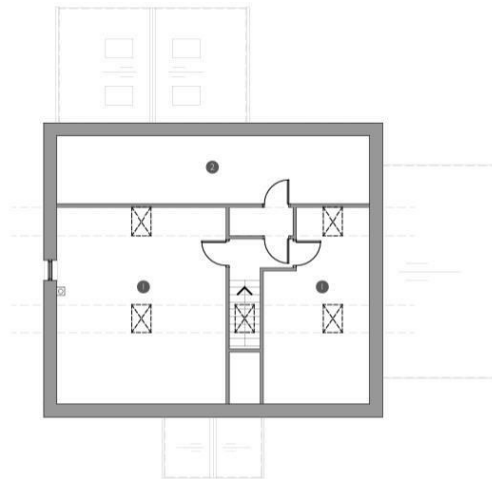




Ground Floor Plan



First Floor Plan



Second Floor Plan

Council Tax Band

Call us on

**01756 799163**

**[sales@carlingjones.co.uk](mailto:sales@carlingjones.co.uk)**

**<https://carlingjones.co.uk/>**

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

**CARLING**  
**JONES**